# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

907/162 Albert Street East Melbourne VIC 3002

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$820,000	Prop	erty type		Unit	Suburb	East Melbourne
Period-from	01 Apr 2020	to	31 Mar 2	2021	Source		Corelogic

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
502/191 Powlett Street East Melbourne VIC 3002	\$610,000	30-Nov-20
1003/166 Wellington Parade East Melbourne VIC 3002	\$585,000	27-Dec-20
505V/162 Albert Street East Melbourne VIC 3002	\$508,000	14-Dec-20

#### OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 16 April 2021

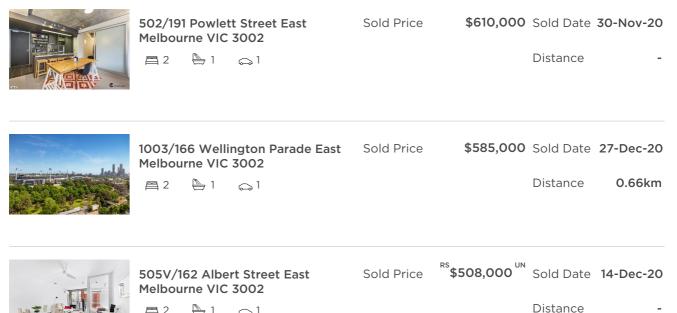


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**RS** = Recent sale UN = Undisclosed Sale

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