

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

523/280 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)

Single Price

\$1,600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

East Melbourne

Period-from

01 Dec 2018

to

30 Nov 2019

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

1401/296 Victoria Parade East Melbourne VIC 3002	\$1,803,000	06-Aug-19
802/9-19 Eades Street East Melbourne VIC 3002	\$1,710,000	26-Jun-19

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: 03 December 2019



**1401/296 Victoria Parade East
Melbourne VIC 3002**

 2  2  2

Sold Price **\$1,803,000** Sold Date **06-Aug-19**

Distance **0.06km**



**802/9-19 Eades Street East
Melbourne VIC 3002**

 2  2  2

Sold Price **\$1,710,000** Sold Date **26-Jun-19**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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