

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

9/174 George 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

or range
between

\$685,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Apr 2020

to

31 Mar 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

11/246 Albert Street East Melbourne VIC 3002	\$715,000	23-Jan-21
2/9-15 Palmer Street East Melbourne VIC 3002	\$829,999	07-Dec-20
15/86-90 Hotham Street East Melbourne VIC 3002	\$685,000	19-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: 14 April 2021

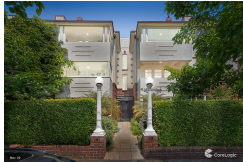


**11/246 Albert Street East
Melbourne VIC 3002**

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Sold Price **\$715,000** Sold Date **23-Jan-21**

Distance **0.57km**



**2/9-15 Palmer Street East
Melbourne VIC 3002**

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Sold Price **\$829,999** Sold Date **07-Dec-20**

Distance **0.48km**



**15/86-90 Hotham Street East
Melbourne VIC 3002**

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Sold Price ^{RS} **\$685,000** Sold Date **19-Dec-20**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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