

## 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

1012V/162 ALBERT STREET EAST MELBOURNE VIC 3002

### Indicative selling price

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

Single Price

\$585,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

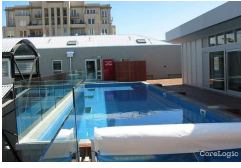
Date of sale

1009/162 ALBERT STREET EAST MELBOURNE VIC 3002	\$600,000	01-Dec-23
101A/158 ALBERT STREET EAST MELBOURNE VIC 3002	\$590,000	26-Oct-23
106/201 POWLETT STREET EAST MELBOURNE VIC 3002	\$620,000	04-Jul-23

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: 26 March 2024



**1009/162 ALBERT STREET EAST  
MELBOURNE VIC 3002**

 2  1  1

Sold Price **\$600,000** Sold Date **01-Dec-23**

Distance **0km**



**101A/158 ALBERT STREET EAST  
MELBOURNE VIC 3002**

 2  1  1

Sold Price <sup>RS</sup> **\$590,000** <sup>UN</sup> Sold Date **26-Oct-23**

Distance **0.05km**



**106/201 POWLETT STREET EAST  
MELBOURNE VIC 3002**

 2  1  1

Sold Price **\$620,000** Sold Date **04-Jul-23**

Distance **0.03km**

RS = Recent sale      UN = Undisclosed Sale

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