

## 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

602/162 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

\$615,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$663,750

Property type

Unit

Suburb

East Melbourne

Period-from

01 Nov 2019

to

31 Oct 2020

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

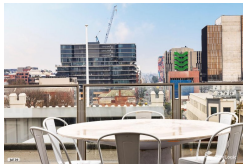
Date of sale

609/162 Albert Street East Melbourne VIC 3002	\$700,000	03-Aug-20
908/162 Albert Street East Melbourne VIC 3002	\$662,500	06-Jul-20
402/211 Powlett Street East Melbourne VIC 3002	\$700,000	02-Jun-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: 20 November 2020

**609/162 Albert Street East  
Melbourne VIC 3002**

2 1 1

Sold Price **\$700,000** Sold Date **03-Aug-20**

Distance -

**908/162 Albert Street East  
Melbourne VIC 3002**

2 1 1

Sold Price **\$662,500** Sold Date **06-Jul-20**

Distance -

**402/211 Powlett Street East  
Melbourne VIC 3002**

2 1 1

Sold Price **\$700,000** Sold Date **02-Jun-20**Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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