

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

607/9-19 EADES 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 May 2023

to

30 Apr 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

4/77A LITTLE OXFORD STREET COLLINGWOOD VIC 3066	\$583,000	18-May-05
1107/68 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$610,000	08-Mar-24
15/99 OXFORD STREET COLLINGWOOD VIC 3066	\$601,800	26-Nov-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: 16 May 2024



**4/77A LITTLE OXFORD STREET
COLLINGWOOD VIC 3066**

 3  2  1

Sold Price **\$583,000** Sold Date **18-May-05**

Distance **0.8km**



**1107/68 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$610,000** Sold Date **08-Mar-24**

Distance **0.54km**



**15/99 OXFORD STREET
COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$601,800** Sold Date **26-Nov-23**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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