

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

809/296 Victoria Parade 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,475,000

Property type

Other

Suburb

East Melbourne

Period-from

01 Mar 2020

to

28 Feb 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

706/30 St Andrews Place East Melbourne VIC 3002	\$1,350,000	15-Dec-20
2/93 Oxford Street Collingwood VIC 3066	\$1,100,000	11-Feb-21
3301/35-47 Spring Street Melbourne VIC 3000	\$1,400,000	30-Sep-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: 31 March 2021


**706/30 St Andrews Place East
Melbourne VIC 3002**

2 2 1

 Sold Price ^{RS} **\$1,350,000** ^{UN} Sold Date **15-Dec-20**

 Distance **0.53km**

**2/93 Oxford Street Collingwood
VIC 3066**

2 2 1

 Sold Price **\$1,100,000** Sold Date **11-Feb-21**

 Distance **0.66km**

**3301/35-47 Spring Street
Melbourne VIC 3000**

2 2 1

 Sold Price **\$1,400,000** Sold Date **30-Sep-20**

 Distance **0.84km**
RS = Recent sale

UN = Undisclosed Sale

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