

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

602/9-19 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jun 2023

to

31 May 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

1/18-30 GREY STREET EAST MELBOURNE VIC 3002	\$660,000	18-Apr-24
607/9-19 EADES STREET EAST MELBOURNE VIC 3002	\$590,000	06-Jun-24
1107/68 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$610,000	08-Mar-24

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: 19 June 2024



**1/18-30 GREY STREET EAST
MELBOURNE VIC 3002**

 1  1  1

Sold Price ^{RS} **\$660,000** Sold Date **18-Apr-24**

Distance **0.86km**



**607/9-19 EADES STREET EAST
MELBOURNE VIC 3002**

 1  1  1

Sold Price ^{RS} **\$590,000** ^{UN} Sold Date **06-Jun-24**

Distance **0km**



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

 1  1  1

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

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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