

## 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

405V/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

or range  
between

\$485,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Apr 2020

to

31 Mar 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

502/191 Powlett Street East Melbourne VIC 3002	\$610,000	30-Nov-20
1003/166 Wellington Parade East Melbourne VIC 3002	\$585,000	27-Dec-20
505V/162 Albert Street East Melbourne VIC 3002	\$508,000	14-Dec-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: 28 April 2021



**502/191 Powlett Street East  
Melbourne VIC 3002**

2 1 1

Sold Price **\$610,000** Sold Date **30-Nov-20**

Distance **0.01km**



**1003/166 Wellington Parade East  
Melbourne VIC 3002**

2 1 1

Sold Price **\$585,000** Sold Date **27-Dec-20**

Distance **0.66km**



**505V/162 Albert Street East  
Melbourne VIC 3002**

2 1 1

Sold Price <sup>RS</sup> **\$508,000** <sup>UN</sup> Sold Date **14-Dec-20**

Distance **-**

**RS** = Recent sale

**UN** = Undisclosed Sale

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