

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

314/162 ALBERT 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

\$610,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

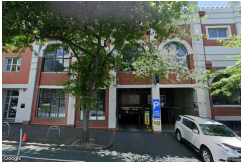
Date of sale

510V/162 ALBERT STREET EAST MELBOURNE VIC 3002	\$625,000	- 06 Feb 2024
1015V/162 ALBERT STREET EAST MELBOURNE VIC 3002	\$620,000	- 24 Jan 2024
G01K/211 POWLETT STREET EAST MELBOURNE VIC 3002	\$610,000	- 30 Jan 2024

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: 21 February 2024



**510V/162 ALBERT STREET EAST
MELBOURNE VIC 3002**

 2  1  -

Sold Price

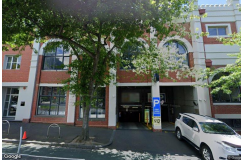
\$625,000

Sold Date

-

Distance

-



**1015V/162 ALBERT STREET EAST
MELBOURNE VIC 3002**

 2  1  -

Sold Price

\$620,000

Sold Date

-

Distance

-



**G01K/211 POWLETT STREET EAST
MELBOURNE VIC 3002**

 2  1  1

Sold Price

\$610,000

Sold Date

-

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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