

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

202/9-19 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Oct 2019

to

30 Sep 2020

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

26/322-328 Albert Street East Melbourne VIC 3002	\$520,000	04-May-20
616/280 Albert Street East Melbourne VIC 3002	\$615,000	21-Sep-19
403/211 Powlett Street East Melbourne VIC 3002	\$692,000	14-Mar-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: 06 October 2020



**26/322-328 Albert Street East
Melbourne VIC 3002**

1 1 1

Sold Price **\$520,000** Sold Date **04-May-20**

Distance **0.02km**



**616/280 Albert Street East
Melbourne VIC 3002**

1 1 1

Sold Price **\$615,000** Sold Date **21-Sep-19**

Distance **0.09km**



**403/211 Powlett Street East
Melbourne VIC 3002**

1 1 1

Sold Price **\$692,000** Sold Date **14-Mar-20**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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