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

13/98 Vale Street, East Melbourne Vic 3002

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$830,000		&		\$900,000			
Median sale p	rice							
Median price	\$777,777	Pro	operty Type	Unit			Suburb	East Melbourne
Period - From	01/07/2023	to	30/06/2024		So	ource	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1/2 Kipling St CREMORNE 3121	\$880,000	20/07/2024
2	1801/25 Coventry St SOUTHBANK 3006	\$900,000	11/07/2024
3	2 Peers St RICHMOND 3121	\$900,000	21/03/2024

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 six months.

This Statement of Information was prepared on:

29/08/2024 17:24









Rooms: 2 Property Type: Apartment Agent Comments Indicative Selling Price \$830,000 - \$900,000 Median Unit Price Year ending June 2024: \$777,777

Comparable Properties



1/2 Kipling St CREMORNE 3121 (REI)



Price: \$880,000 Method: Auction Sale Date: 20/07/2024 Property Type: Unit Agent Comments



1801/25 Coventry St SOUTHBANK 3006 (REI) Agent Comments



Price: \$900,000 Method: Private Sale Date: 11/07/2024 Property Type: Apartment Land Size: 79 sqm approx



2 Peers St RICHMOND 3121 (REI/VG)

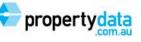


Agent Comments

Price: \$900,000 Method: Sold Before Auction Date: 21/03/2024 Property Type: House (Res) Land Size: 100 sqm approx

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504





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