

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 consumer.vic.gov.au/underquoting

Range between \$830,000 & \$900,000

Median sale price

Median price \$777,777 Property Type Unit Suburb East Melbourne

Period - From 01/07/2023 to 30/06/2024 Source 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.

| | Address 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



 3
  1
  2

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)

Agent Comments

 2
  2
  1

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



1801/25 Coventry St SOUTHBANK 3006 (REI)

Agent Comments

 2
  2
  1

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

 2
  1
  1

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