

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

215/280 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

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Sep 2020

to

31 Aug 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

1002/296 Victoria Parade East Melbourne VIC 3002	\$825,000	02-Mar-21
507/280 Albert Street East Melbourne VIC 3002	\$680,000	05-Jul-21
802/296 Victoria Parade East Melbourne VIC 3002	\$840,000	18-May-21

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: 17 September 2021



**1002/296 Victoria Parade East
Melbourne VIC 3002**

1 1 1

Sold Price **\$825,000** Sold Date **02-Mar-21**

Distance -



**507/280 Albert Street East
Melbourne VIC 3002**

1 1 -

Sold Price ^{RS} **\$680,000** ^{UN} Sold Date **05-Jul-21**

Distance -



**802/296 Victoria Parade East
Melbourne VIC 3002**

1 1 1

Sold Price **\$840,000** Sold Date **18-May-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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