

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

608V/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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Feb 2020

to

31 Jan 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

1208/162 Albert Street East Melbourne VIC 3002	\$760,000	29-Oct-20
609/162 Albert Street East Melbourne VIC 3002	\$700,000	03-Aug-20
908/162 Albert Street East Melbourne VIC 3002	\$662,500	06-Jul-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: 04 February 2021



**1208/162 Albert Street East
Melbourne VIC 3002**

2 1 1

Sold Price **\$760,000** Sold Date **29-Oct-20**

Distance **0.01km**



**609/162 Albert Street East
Melbourne VIC 3002**

2 1 1

Sold Price **\$700,000** Sold Date **03-Aug-20**

Distance **0.01km**



**908/162 Albert Street East
Melbourne VIC 3002**

2 1 1

Sold Price **\$662,500** Sold Date **06-Jul-20**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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