

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

41/400 Victoria Parade 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

\$1,200,000

&

\$1,295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Mar 2020

to

28 Feb 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

502/158 Albert Street East Melbourne VIC 3002	\$1,310,000	20-Jul-20
79/211 Wellington Parade South East Melbourne VIC 3002	\$1,500,000	18-Dec-20
15/190 Albert Street East Melbourne VIC 3002	\$1,175,000	14-Dec-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: 23 March 2021

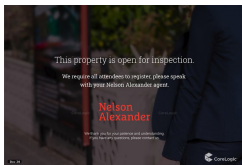

**502/158 Albert Street East
Melbourne VIC 3002**

2 2 1

Sold Price \$1,310,000 Sold Date 20-Jul-20
Distance 0.07km

**79/211 Wellington Parade South
East Melbourne VIC 3002**

3 3 2

Sold Price ^{RS}\$1,500,000 ^{UN} Sold Date 18-Dec-20
Distance 0.99km

**15/190 Albert Street East
Melbourne VIC 3002**

2 2 2

Sold Price ^{RS}\$1,175,000 Sold Date 14-Dec-20
Distance -
RS = Recent sale

UN = Undisclosed Sale

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