

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

1/29 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Feb 2019

to

31 Jan 2020

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

7/101 Gipps Street East Melbourne VIC 3002	\$600,000	24-Aug-19
12/84 Grey Street East Melbourne VIC 3002	\$600,000	17-Oct-19
17/129-135 Grey Street East Melbourne VIC 3002	\$525,000	22-Sep-19

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: 05 February 2020



**7/101 Gipps Street East Melbourne
VIC 3002**

1 1 1

Sold Price

\$600,000

Sold Date **24-Aug-19**

Distance **0.33km**



**12/84 Grey Street East Melbourne
VIC 3002**

3 1 -

Sold Price

Sold Date **17-Oct-19**

Distance **0.38km**



**17/129-135 Grey Street East
Melbourne VIC 3002**

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Sold Price

\$525,000

Sold Date **22-Sep-19**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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