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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

1207/162 Albert Street East Melbourne VIC 3002

 2  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 &amp; \$600,000





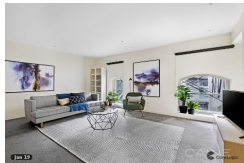



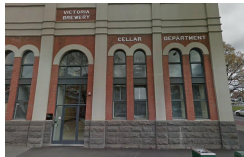



## Median Sale Price

\$776,000 Units in East Melbourne between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

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.

	<b>1101/162 Albert Street East Melbourne VIC 3002</b>	Sold Price	<b>\$520,000</b>	Sold Date	<b>04-Jun-19</b>
	 2  1  1			Distance	-
	<b>301C/170 Albert Street East Melbourne VIC 3002</b>	Sold Price	<b>\$505,000</b>	Sold Date	<b>19-Feb-19</b>
	 1  1  1			Distance	<b>0.05km</b>
	<b>P5/211 Powlett Street East Melbourne VIC 3002</b>	Sold Price	<b>\$780,000</b>	Sold Date	<b>04-Apr-19</b>
	 2  2  1			Distance	<b>0.05km</b>

RS = Recent sale

UN = Undisclosed Sale

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