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	g03/462 Victoria Parade, East Melbourne Vic 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $309,000

Median sale price

Median price $914,500 Property Type Unit Suburb East Melbourne

Period - From 24/05/2020 to 23/05/2021 Source REIV

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 six 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
1	206/462 Victoria Pde, East Melbourne, Vic 3002, Australia	$300,000	16/04/2021
2	106/462 Victoria Pde, East Melbourne, Vic 3002, Australia	$295,000	12/04/2021
3			

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 six months.

This Statement of Information was prepared on: 24/05/2021 12:01

g03/462 Victoria Parade, East Melbourne Vic 3002



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$309,000
Median Unit Price
24/05/2020 - 23/05/2021: $914,500

Comparable Properties

206/462 Victoria Pde, East Melbourne, Vic 3002, Australia (REI)

1 1 -

Agent Comments

Price: $300,000
Method:
Date: 16/04/2021
Property Type: Unit

106/462 Victoria Pde, East Melbourne, Vic 3002, Australia (REI)

1 1 -

Agent Comments

Price: $295,000
Method:
Date: 12/04/2021
Property Type: Unit

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 six months.

Account - Biggin & Scott | P: 03 9429 9177

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.