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	701V/162 Albert Street, East Melbourne, VIC 3002

Indicative selling price

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

Single price	$560,000

Median sale price

Median price	$700,000	Property Type	Unit	Suburb	East melbourne
Period - From	06/06/2024	to	05/12/2024	Source	core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
1 702v/162 Albert Street, East Melbourne, Vic 3002	$615,000	2024-12-05
2 102V/162 Albert Street, East Melbourne, Vic 3002	$550,000	2024-11-26

This Statement of Information was prepared on: 06/12/2024