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<br>Including suburb and postcode | 409v/162 Albert Street, East Melbourne Vic 3002 |

## Indicative selling price

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

Single price $745,000

## Median sale price

Median price $777,777 Property Type Unit Suburb East Melbourne

Period - From 01/07/2023 to 30/06/2024 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 | 15/102 Albert St EAST MELBOURNE 3002 | $795,000 | 06/09/2024 |
| 2 | P06W/189 Powlett St EAST MELBOURNE 3002 | $774,000 | 07/08/2024 |
| 3 | 609/162 Albert St EAST MELBOURNE 3002 | $719,000 | 10/07/2024 |

**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: 10/09/2024 16:26



2 1 1

**Property Type:**
Agent Comments

**Indicative Selling Price**
$745,000
**Median Unit Price**
Year ending June 2024: $777,777

# Comparable Properties



**15/102 Albert St EAST MELBOURNE 3002 (REI)**

2 1 -

**Price:** $795,000
**Method:** Sold Before Auction
**Date:** 06/09/2024
**Property Type:** Apartment

Agent Comments



**P06W/189 Powlett St EAST MELBOURNE 3002 (REI)**

2 1 2

**Price:** $774,000
**Method:** Private Sale
**Date:** 07/08/2024
**Property Type:** Apartment

Agent Comments



**609/162 Albert St EAST MELBOURNE 3002 (VG)**

2 - -

**Price:** $719,000
**Method:** Sale
**Date:** 10/07/2024
**Property Type:** Strata Unit/Flat

Agent Comments

**Account** - Jellis Craig | P: 03 9864 5000

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