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	817/280 Albert Street, East Melbourne Vic 3002

Indicative selling price

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

Range between $3,900,000 & $4,200,000

Median sale price

Median price $730,000 Property Type Unit Suburb East Melbourne

Period - From 01/10/2023 to 30/09/2024 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	202/280 Albert St EAST MELBOURNE 3002	$4,000,000	31/07/2024
2	1004/201 Collins St MELBOURNE 3000	$4,000,000	24/07/2024
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: 16/10/2024 09:36

817/280 Albert Street, East Melbourne Vic 3002



2 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$3,900,000 - $4,200,000
Median Unit Price
Year ending September 2024: $730,000

Comparable Properties



202/280 Albert St EAST MELBOURNE 3002 (REI)

3 2 2

Price: $4,000,000
Method: Private Sale
Date: 31/07/2024
Property Type: Unit

Agent Comments



1004/201 Collins St MELBOURNE 3000 (REI)

2 2 2

Price: $4,000,000
Method: Private Sale
Date: 24/07/2024
Rooms: 4
Property Type: Apartment

Agent Comments

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 - Jellis Craig | P: 03 9864 5000

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