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	g10v/126 Albert Street, East Melbourne Vic 3002

Indicative selling price

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

Single price $595,000

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	24/22 Stanley St COLLINGWOOD 3066	$560,000	20/10/2024
2	101B/3 Brewery La COLLINGWOOD 3066	$600,000	19/07/2024
3	511D/21 Robert St COLLINGWOOD 3066	$590,000	15/07/2024

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: 18/11/2024 12:15

g10v/126 Albert Street, East Melbourne Vic 3002



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$595,000
Median Unit Price
Year ending September 2024: $730,000

Comparable Properties



24/22 Stanley St COLLINGWOOD 3066 (REI)

2 1 1

Price: $560,000
Method: Private Sale
Date: 20/10/2024
Property Type: Apartment

Agent Comments



101B/3 Brewery La COLLINGWOOD 3066 (REI/VG)

2 1 1

Price: $600,000
Method: Private Sale
Date: 19/07/2024
Property Type: Unit

Agent Comments



511D/21 Robert St COLLINGWOOD 3066 (REI/VG)

2 1 1

Price: $590,000
Method: Private Sale
Date: 15/07/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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