## 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

1016/162 Albert Street, East Melbourne Vic 3002

#### Indicative selling price

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Single price \$645,000

#### Median sale price

Median price	\$745,000	Pro	perty Type Unit		Suburb	East Melbourne
Period - From	22/02/2023	to	21/02/2024	Sourc	e 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.

Add	Iress of comparable property	Price	Date of sale
1	404/201 Powlett St EAST MELBOURNE 3002	\$660,000	11/12/2023
2	G2/211 Powlett St EAST MELBOURNE 3002	\$640,000	23/10/2023
3	1009/162 Albert St EAST MELBOURNE 3002	\$600,000	01/12/2023

OR

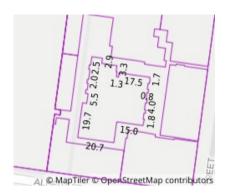
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/02/2024 09:00









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$645,000 Median Unit Price 22/02/2023 - 21/02/2024: \$745,000

# **Comparable Properties**

	404/201 Powlett St EAST MELBOURNE 3002 (VG) 2 - 2	Agent Comments	
	Price: \$660,000 Method: Sale Date: 11/12/2023 Property Type: Flat/Unit/Apartment (Res)	_	
	G2/211 Powlett St EAST MELBOURNE 3002 (VG) 2	Agent Comments	
	Price: \$640,000 Method: Sale Date: 23/10/2023 Property Type: Flat/Unit/Apartment (Res)	_	
-	1009/162 Albert St EAST MELBOURNE 3002 (VG) 2 2 - 2	Agent Comments	
Niterio de la composition	Price: \$600,000 Method: Sale Date: 01/12/2023	_	

Method: Sale Date: 01/12/2023 Property Type: Flat/Unit/Apartment (Res)

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



propertydata

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