Statement of Information

Period - From 03/04/2023

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offer	ed for sale					
Including subu		108/462 Victoria Parade, East Melbourne Vic 3002				
Indicative sell	ing price					
For the meaning	of this price se	e consumer.vic.go	ov.au/underquo	ting		
Range between	\$270,000	&	\$290,00	0		
Median sale p	rice					
Median price	\$700,000	Property Type	Unit	Suburb	East Melbourne	

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

to

02/04/2024

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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	101/25 Hotham St EAST MELBOURNE 3002	\$295,000	16/11/2023
2			
3			

OR

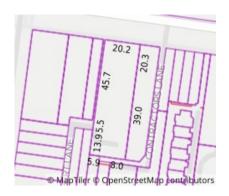
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/04/2024 09:02

Source REIV









Indicative Selling Price \$270,000 - \$290,000 **Median Unit Price** 03/04/2023 - 02/04/2024: \$700,000

Comparable Properties



101/25 Hotham St EAST MELBOURNE 3002 (VG)

Price: \$295,000 Method: Sale Date: 16/11/2023

Property Type: Flat/Unit/Apartment (Res)

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 - BigginScott | P: 03 9426 4000



