

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

108/462 Victoria Parade, East Melbourne Vic 3002

Indicative selling price

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

Range between

\$270,000

&

\$290,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

East Melbourne

Period - From

03/04/2023

to

02/04/2024

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	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



Property Type: Strata Unit/Flat

Agent Comments

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)

Agent Comments



Price: \$295,000

Method: Sale

Date: 16/11/2023

Property Type: Flat/Unit/Apartment (Res)

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