# 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

113V/162 Albert Street, East Melbourne Vic 3002

## Indicative selling price

For the meaning	of this	price see	consumer.vic.a	ov.au/underquoting
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Single price \$545,000

#### Median sale price

Median price	\$750,000	Pro	perty Type Unit	:	Suburb	East Melbourne
Period - From	01/07/2022	to	30/06/2023	Sour	rce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	710V/162 Albert St EAST MELBOURNE 3002	\$585,000	21/08/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

02/10/2023 14:54









**Property Type:** Agent Comments Marcus Peters 03 9534 8014 0418 337 051 marcuspeters@whiting.com.au

Indicative Selling Price \$545,000 Median Unit Price Year ending June 2023: \$750,000

# **Comparable Properties**



710V/162 Albert St EAST MELBOURNE 3002 Agent Comments (REI) Price: \$585,000

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.

Method: Private Sale Date: 21/08/2023

Property Type: Apartment

#### Account - Whiting & Co Professionals St Kilda | P: 03 95348014

propertydata



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