Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$820,000 & \$880,000	Range between	\$820,000	&	\$880,000
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Median sale price

Median price	\$899,000	Pro	perty Type Uni	t		Suburb	East Melbourne
Period - From	01/01/2025	to	31/03/2025	So	urce	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.

Address of comparable property

1	7/53 Grey St EAST MELBOURNE 3002	\$840,000	15/03/2025
2	1/53 Grey St EAST MELBOURNE 3002	\$862,000	07/02/2025
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:	20/05/2025 12:28



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$820,000 - \$880,000 Median Unit Price March quarter 2025: \$899,000

Comparable Properties



7/53 Grey St EAST MELBOURNE 3002 (REI/VG)

2

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6

Price: \$840,000 **Method:** Auction Sale **Date:** 15/03/2025

Property Type: Apartment

Agent Comments



1/53 Grey St EAST MELBOURNE 3002 (REI/VG)

2

a.

Agent Comments

Price: \$862,000

Method: Sold Before Auction

Date: 07/02/2025

Property Type: Apartment

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 - Jellis Craig | P: 03 9864 5000





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