

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

2/23-25 ALBERT STREET EAST MELBOURNE VIC 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

5/29 ALBERT STREET EAST MELBOURNE VIC 3002	\$517,000	25-Jun-23
5/21-23 HOTHAM STREET EAST MELBOURNE VIC 3002	\$595,000	15-Jul-23
8/23-25 ALBERT STREET EAST MELBOURNE VIC 3002	\$512,000	02-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 30 November 2023



**5/29 ALBERT STREET EAST
MELBOURNE VIC 3002**

1 1 -

Sold Price **\$517,000** Sold Date **25-Jun-23**

Distance **0.01km**



**5/21-23 HOTHAM STREET EAST
MELBOURNE VIC 3002**

1 1 1

Sold Price **\$595,000** Sold Date **15-Jul-23**

Distance **0.38km**



**8/23-25 ALBERT STREET EAST
MELBOURNE VIC 3002**

1 1 2

Sold Price ^{RS} **\$512,000** Sold Date **02-Nov-23**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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