

# 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

208/280 Albert Street, East Melbourne Vic 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$875,000 & \$950,000

### Median sale price

Median price \$817,500 Property Type Unit Suburb East Melbourne

Period - From 01/04/2023 to 31/03/2024 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	2901/35 Spring St MELBOURNE 3000	\$861,000	19/03/2024
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:

20/06/2024 13:30



**Property Type:** Unit

Agent Comments

**Indicative Selling Price**

\$875,000 - \$950,000

**Median Unit Price**

Year ending March 2024: \$817,500

## Comparable Properties



**2901/35 Spring St MELBOURNE 3000 (REI/VG)** Agent Comments



**Price:** \$861,000

**Method:** Private Sale

**Date:** 19/03/2024

**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.

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