

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 488 Victoria Parade, East Melbourne Vic 3002

Indicative selling price

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

Range between \$2,900,000 & \$3,100,000

Median sale price

Median price \$3,363,000 Property Type House Suburb East Melbourne

Period - From 29/08/2022 to 28/08/2023 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	31-33 Albert St EAST MELBOURNE 3002	\$3,363,000	01/04/2023
2	8 Erin St RICHMOND 3121	\$3,175,000	12/08/2023
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: 29/08/2023 13:49



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Property Type: House
Land Size: 527 sqm approx
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,100,000
Median House Price
29/08/2022 - 28/08/2023: \$3,363,000

Comparable Properties



31-33 Albert St EAST MELBOURNE 3002 (REI) **Agent Comments**

3 1 2

Price: \$3,363,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 489 sqm approx



8 Erin St RICHMOND 3121 (REI)

Agent Comments

5 3 1

Price: \$3,175,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (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 - Marshall White | P: 03 9822 9999