

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

613V/162 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

510/162 ALBERT STREET EAST MELBOURNE VIC 3002	\$625,000	06-Feb-24
1009/162 ALBERT STREET EAST MELBOURNE VIC 3002	\$600,000	01-Dec-23
G02K/211 POWLETT STREET EAST MELBOURNE VIC 3002	\$640,000	23-Oct-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: 17 March 2024



**510/162 ALBERT STREET EAST
 MELBOURNE VIC 3002**

2 1 1

Sold Price **\$625,000** Sold Date **06-Feb-24**

Distance **0km**



**1009/162 ALBERT STREET EAST
 MELBOURNE VIC 3002**

2 1 1

Sold Price **\$600,000** Sold Date **01-Dec-23**

Distance **0km**



**G02K/211 POWLETT STREET EAST
 MELBOURNE VIC 3002**

2 1 1

Sold Price ^{RS} **\$640,000** Sold Date **23-Oct-23**

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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