

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 82/51 Spring Street, East Melbourne Vic 3002

Indicative selling price

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

Range between \$2,700,000 & \$2,900,000

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	601/279 Wellington Pde.S EAST MELBOURNE 3002	\$2,900,000	21/03/2024
2	51/51 Spring St MELBOURNE 3000	\$2,900,000	09/02/2024
3	29/2 Exhibition St MELBOURNE 3000	\$2,800,000	23/10/2023

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: 19/04/2024 11:48

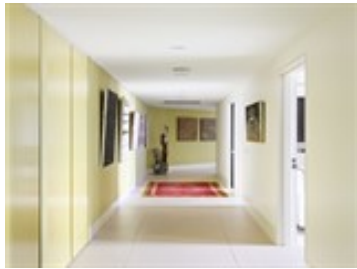
82/51 Spring Street, East Melbourne Vic 3002



Property Type:
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,900,000
Median Unit Price
Year ending March 2024: \$817,500

Comparable Properties



601/279 Wellington Pde.S EAST MELBOURNE 3002 (REI) Agent Comments



Price: \$2,900,000
Method: Private Sale
Date: 21/03/2024
Property Type: Apartment



51/51 Spring St MELBOURNE 3000 (REI) Agent Comments



Price: \$2,900,000
Method: Private Sale
Date: 09/02/2024
Property Type: Unit



29/2 Exhibition St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$2,800,000
Method: Private Sale
Date: 23/10/2023
Property Type: Apartment

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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