

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

704/162 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

Unit

Suburb

East Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

911/162 ALBERT STREET EAST MELBOURNE VIC 3002	\$590,000	16-May-24
303E/9 ROBERT STREET COLLINGWOOD VIC 3066	\$555,000	26-Jun-24
511D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$590,000	09-Jul-24

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: 10 October 2024

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**911/162 ALBERT STREET EAST
MELBOURNE VIC 3002**

 2  1  1

Sold Price

\$590,000

Sold Date **16-May-24**

Distance

0km



**303E/9 ROBERT STREET
COLLINGWOOD VIC 3066**

 2  1  1

Sold Price

\$555,000

Sold Date **26-Jun-24**

Distance

0.46km



**511D/21 ROBERT STREET
COLLINGWOOD VIC 3066**

 2  1  1

Sold Price

\$590,000

Sold Date **09-Jul-24**

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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