

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



902/162 ALBERT STREET, EAST

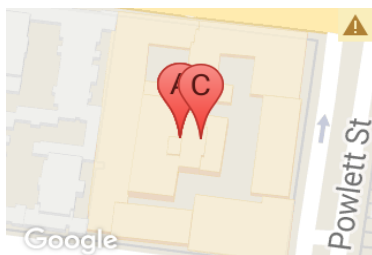
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Indicative Selling Price

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

Price Range: **\$620,000 to \$660,000**

MEDIAN SALE PRICE



EAST MELBOURNE, VIC, 3002

Suburb Median Sale Price (Unit)

\$677,500

01 July 2016 to 30 June 2017

Provided by:

COMPARABLE PROPERTIES

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.



702/162 ALBERT ST, EAST MELBOURNE, VIC

2 1 1

Sale Price

\$600,000

Sale Date: 07/07/2017

Distance from Property: 0m



414/162 ALBERT ST, EAST MELBOURNE, VIC

2 1 1

Sale Price

Price Withheld

Sale Date: 30/05/2017

Distance from Property: 0m



109/162 ALBERT ST, EAST MELBOURNE, VIC

2 1 1

Sale Price

***\$610,000**

Sale Date: 09/06/2017

Distance from Property: 8m



This report has been compiled on 07/09/2017 by Top Lane Property Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

902/162 ALBERT STREET, EAST MELBOURNE, VIC 3002

Indicative selling price

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

Price Range:

\$620,000 to \$660,000

Median sale price

Median price

\$677,500

House

Unit

X

Suburb

EAST MELBOURNE

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
702/162 ALBERT ST, EAST MELBOURNE, VIC 3002	\$600,000	07/07/2017
414/162 ALBERT ST, EAST MELBOURNE, VIC 3002	Price Withheld	30/05/2017
109/162 ALBERT ST, EAST MELBOURNE, VIC 3002	*\$610,000	09/06/2017