

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 480 Victoria Parade, East Melbourne Vic 3002

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$2,475,000 Property Type House Suburb East Melbourne

Period - From 05/01/2020 to 04/01/2021 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	163 Fitzroy St FITZROY 3065	\$1,380,000	21/11/2020
2	286 Church St RICHMOND 3121	\$1,200,000	07/11/2020
3	30 Cameron St RICHMOND 3121	\$1,150,000	28/09/2020

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: 05/01/2021 12:27



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Property Type: House (Res)

Land Size: 150 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

05/01/2020 - 04/01/2021: \$2,475,000

Comparable Properties



163 Fitzroy St FITZROY 3065 (REI)

Agent Comments

3 1 -

Price: \$1,380,000

Method: Auction Sale

Date: 21/11/2020

Property Type: House (Res)



286 Church St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Auction Sale

Date: 07/11/2020

Property Type: House (Res)

Land Size: 175 sqm approx



30 Cameron St RICHMOND 3121 (REI)

Agent Comments

3 1 -

Price: \$1,150,000

Method: Private Sale

Date: 28/09/2020

Property Type: House

Land Size: 238 sqm approx