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 betwee	\$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$2,475,000	Pro	operty Type	perty Type House			Suburb	East Melbourne	
Period - From	05/01/2020	to	04/01/2021		So	urce	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.

Ado	dress 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









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)



Price: \$1,380,000 Method: Auction Sale Date: 21/11/2020 Property Type: House (Res) Agent Comments



Price: \$1,200,000 Method: Auction Sale Date: 07/11/2020 Property Type: House (Res) Land Size: 175 sqm approx

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30 Cameron St RICHMOND 3121 (REI)

286 Church St RICHMOND 3121 (REI/VG)

2



Price: \$1,150,000 Method: Private Sale Date: 28/09/2020 Property Type: House Land Size: 238 sqm approx Agent Comments

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.