

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 106/462 Victoria Parade, East Melbourne Vic 3002

Indicative selling price

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

Range between \$290,000 & \$319,000

Median sale price

Median price \$905,000 Property Type Unit Suburb East Melbourne

Period - From 17/03/2020 to 16/03/2021 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	6/48 Wellington Pde EAST MELBOURNE 3002	\$294,000	20/12/2020
2			
3			

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: 17/03/2021 10:23



Property Type:
Agent Comments

Indicative Selling Price

\$290,000 - \$319,000

Median Unit Price

17/03/2020 - 16/03/2021: \$905,000

Comparable Properties



6/48 Wellington Pde EAST MELBOURNE 3002 (REI/VG) Agent Comments



Price: \$294,000

Method: Private Sale

Date: 20/12/2020

Property Type: Apartment

Land Size: 767 sqm approx

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.