Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	106/462 Victoria Parade, East Melbourne Vic 3002
Including suburb and	
nostcode	

Indicative selling price

Property offered for sale

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

Median sale price

Median price	\$905,000	Pro	perty Type Ur	it		Suburb	East Melbourne
Period - From	17/03/2020	to	16/03/2021	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	6/48 Wellington Pde EAST MELBOURNE 3002	\$294,000	20/12/2020
2			
3			

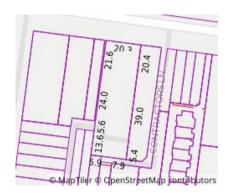
OR

В* 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









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 Agent Comments (REI/VG)

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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.

Account - Biggin & Scott | P: 03 9429 9177



