Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	107/462 Victoria Parade, East Melbourne Vic 3002
Including suburb and	
postcode	

Indicative selling price

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$450,000	&	\$490,000
---	---------------	-----------	---	-----------

Median sale price

Median price \$920,000	Pro	operty Type Ur	nit		Suburb	East Melbourne
Period - From 20/04/2020	to	19/04/2021	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.

Address of comparable property

	are so or comparable property	1 1100	Date of Sale
1	111/1 Turner St ABBOTSFORD 3067	\$509,500	25/03/2021
2	103/229 Bridge Rd RICHMOND 3121	\$502,000	24/03/2021
3	508a/609 Victoria St ABBOTSFORD 3067	\$475,000	09/03/2021

OR

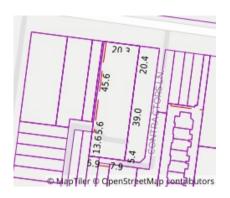
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/04/2021 16:54



Date of sale







Agent Comments

Indicative Selling Price \$450,000 - \$490,000 **Median Unit Price** 20/04/2020 - 19/04/2021: \$920,000

Comparable Properties



111/1 Turner St ABBOTSFORD 3067 (REI)





Price: \$509,500 Method: Private Sale Date: 25/03/2021

Property Type: Apartment

Agent Comments



103/229 Bridge Rd RICHMOND 3121 (REI)







Price: \$502,000 Method: Private Sale Date: 24/03/2021

Property Type: Apartment

Agent Comments

Agent Comments



508a/609 Victoria St ABBOTSFORD 3067 (VG)

- 2



Price: \$475,000 Method: Sale Date: 09/03/2021

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Account - Biggin & Scott | P: 03 9429 9177



