

# 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

107/462 Victoria Parade, East Melbourne Vic 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$920,000 Property Type Unit Suburb East Melbourne

Period - From 20/04/2020 to 19/04/2021 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	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



**Property Type:**  
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)

Agent Comments



**Price:** \$509,500

**Method:** Private Sale

**Date:** 25/03/2021

**Property Type:** Apartment



103/229 Bridge Rd RICHMOND 3121 (REI)

Agent Comments



**Price:** \$502,000

**Method:** Private Sale

**Date:** 24/03/2021

**Property Type:** Apartment



508a/609 Victoria St ABBOTSFORD 3067 (VG)

Agent Comments



**Price:** \$475,000

**Method:** Sale

**Date:** 09/03/2021

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit