Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered | for s | sale |
|----------|---------|-------|------|
|----------|---------|-------|------|

| Address Including suburb and postcode | |
|---|--|
| | |

Indicative selling price

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

| Range between \$300,000 | & | \$320,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$876,000 | Pro | perty Type | Jnit | | Suburb | East Melbourne |
|---------------|------------|-----|------------|------|--------|--------|----------------|
| Period - From | 29/06/2020 | to | 28/06/2021 | | 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

| | areas or comparable property | 1 1100 | Date of Sale |
|---|--|-----------|--------------|
| 1 | G06/462 Victoria Pde EAST MELBOURNE 3002 | \$300,000 | 26/05/2021 |
| 2 | G03/462 Victoria Pde EAST MELBOURNE 3002 | \$300,000 | 25/05/2021 |
| 3 | 206/462 Victoria Pde EAST MELBOURNE 3002 | \$300,000 | 17/04/2021 |

OR

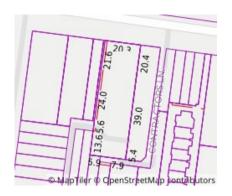
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 29/06/2021 15:13 |
|--|------------------|



Date of sale







Indicative Selling Price \$300,000 - \$320,000 Median Unit Price 29/06/2020 - 28/06/2021: \$876,000

Comparable Properties

G06/462 Victoria Pde EAST MELBOURNE 3002 Agent Comments

(REI)

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Price: \$300,000 Method: Private Sale Date: 26/05/2021

Property Type: Apartment

G03/462 Victoria Pde EAST MELBOURNE 3002 Agent Comments

(REI)

🛌 1 **📥** 1 🛱 -

Price: \$300,000 Method: Private Sale Date: 25/05/2021

Property Type: Apartment

206/462 Victoria Pde EAST MELBOURNE 3002 Agent Comments

(VG)

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Price: \$300,000 **Method:** Sale **Date:** 17/04/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Biggin & Scott | P: 03 9429 9177



