

# 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

103/462 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

\$300,000

&

\$320,000

### Median sale price

Median price

\$876,000

Property Type

Unit

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	Price	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



**Property Type:**  
Agent Comments

**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)



**Price:** \$300,000

**Method:** Private Sale

**Date:** 26/05/2021

**Property Type:** Apartment

**G03/462 Victoria Pde EAST MELBOURNE 3002** Agent Comments  
(REI)



**Price:** \$300,000

**Method:** Private Sale

**Date:** 25/05/2021

**Property Type:** Apartment

**206/462 Victoria Pde EAST MELBOURNE 3002** Agent Comments  
(VG)



**Price:** \$300,000

**Method:** Sale

**Date:** 17/04/2021

**Property Type:** Flat/Unit/Apartment (Res)