

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

208/462 Victoria Parade, East Melbourne Vic 3002

Indicative selling price

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

Range between \$280,000 & \$290,000

Median sale price

Median price \$830,000 Property Type Unit Suburb East Melbourne

Period - From 16/09/2020 to 15/09/2021 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	103/462 Victoria Pde EAST MELBOURNE 3002	\$300,000	14/07/2021
2	203/462 Victoria Pde EAST MELBOURNE 3002	\$300,000	25/07/2021
3	29/462 Victoria Pde EAST MELBOURNE 3002	\$280,000	17/08/2021

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:

16/09/2021 13:55



Property Type:
Agent Comments

Indicative Selling Price
\$280,000 - \$290,000
Median Unit Price
16/09/2020 - 15/09/2021: \$830,000

Comparable Properties



103/462 Victoria Pde EAST MELBOURNE 3002 Agent Comments
(REI/VG)



Price: \$300,000
Method: Sold Before Auction
Date: 14/07/2021
Property Type: Apartment

203/462 Victoria Pde EAST MELBOURNE 3002 Agent Comments
(REI)



Price: \$300,000
Method: Private Sale
Date: 25/07/2021
Property Type: Apartment



29/462 Victoria Pde EAST MELBOURNE 3002 Agent Comments
(REI)



Price: \$280,000
Method: Sold Before Auction
Date: 17/08/2021
Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177