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	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$280,000		&		\$290,000			
Median sale p	rice							
Median price	\$830,000	Pro	operty Type	Unit			Suburb	East Melbourne
Period - From	16/09/2020	to	15/09/2021		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.

Ado	dress 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



propertydata

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