

Top Lane

Statement of Information Internet advertising for single residential property located within the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address G04V, 162 ALBERT STREET, EAST MELBOURNE VIC 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price \$450,000

or range between *

&

Median sale price

(*Delete house or unit as applicable)

Median price \$872,000

*House

*Unit

Suburb or locality East Melbourne

Period - From 01/01/2020 to 31/12/2020

Source Pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last twelve 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
214, 279 WELLINGTON PARADE SOUTH, EAST MELBOURNE VIC 3002	\$510,000	31/03/2020
203, 46 CAMBRIDGE STREET, COLLINGWOOD VIC 3066	\$480,000	27/02/2020
1, 462 VICTORIA PARADE, EAST MELBOURNE VIC 3002	\$505,000	01/02/2020

This statement of information was prepared on 27/01/2021