

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 501, 158 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 \$780,000

or range between *

&

Median sale price

(*Delete house or unit as applicable)

Median price \$875,000

*House

*Unit

Suburb or locality East Melbourne

Period - From 01/01/2021

to 30/06/2021

Source Core Logic

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
1208V 162 ALBERT STREET, EAST MELBOURNE VIC 3002	\$760,000	29/10//2020
P03W, 189 POWLETT STREET, EAST MELBOURNE VIC 3002	\$750,000	22/02/2021
P9, 191 POWLETT STREET, EAST MELBOURNE VIC 3002	\$877,000	29/05/2021

This statement of information was prepared on 04/08/2021.