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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

25 Hayes Lane East Melbourne VIC 3002

 3
  2
  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 &amp; \$2,200,000

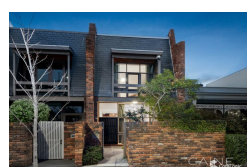
## Median Sale Price

\$2,920,000 Houses in East Melbourne between 01 Apr 2018 - 31 Mar 2019

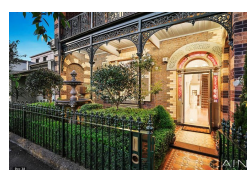
Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**139 Simpson Street East Melbourne VIC 3002** Sold Price **\$2,300,000** Sold Date **27-Oct-18**

 3
  2
  1
Distance **0.24km**

**6-8 Grey Street East Melbourne VIC 3002** Sold Price **\$2,500,000** Sold Date **14-Dec-18**

 4
  2
  2
Distance **0.24km**

**140 Simpson Street East Melbourne VIC 3002** Sold Price **\$2,270,000** Sold Date **06-Oct-18**

 3
  1
  2
Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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