

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

558 Victoria Parade 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

or range
between

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,500,000

Property type

House

Suburb

East Melbourne

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

50 Charles Street East Melbourne VIC 3002	\$2,160,000	12-Jul-21
524 Victoria Parade East Melbourne VIC 3002	\$1,720,000	09-Sep-21
562 Victoria Parade East Melbourne VIC 3002	\$1,525,000	29-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 20 September 2021



50 Charles Street East Melbourne
VIC 3002

2 2 2

Sold Price \$2,160,000 Sold Date 12-Jul-21

Distance 1.09km

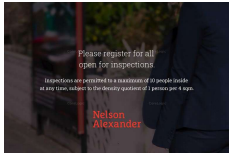


524 Victoria Parade East
Melbourne VIC 3002

4 1 1

Sold Price \$1,720,000 Sold Date 09-Sep-21

Distance 0.01km



562 Victoria Parade East Melbourne
VIC 3002

3 2 1

Sold Price \$1,525,000 Sold Date 29-Apr-21

Distance 0.01km

RS = Recent sale UN = Undisclosed Sale

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