#### 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 17 Albert Street, East Melbourne Vic 3002	
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#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,150,000

#### Median sale price

Median price	\$3,550,000	Pro	perty Type	House		Suburb	East Melbourne
Period - From	01/04/2024	to	31/03/2025		Source	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.

## Address of comparable property Price Date of sale

1	197 George St FITZROY 3065	\$2,200,000	21/06/2025
2	189 Coppin St RICHMOND 3121	\$2,155,000	07/06/2025
3	14 Union St RICHMOND 3121	\$2,113,000	05/04/2025

#### 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:	23/06/2025 12:09













Property Type: House (Res)

**Agent Comments** 

**Indicative Selling Price** \$2,150,000 **Median House Price** 

Year ending March 2025: \$3,550,000

### Comparable Properties



197 George St FITZROY 3065 (REI)





Price: \$2,200,000 Method: Auction Sale Date: 21/06/2025

Property Type: House (Res)

**Agent Comments** 



189 Coppin St RICHMOND 3121 (REI)







**Agent Comments** 

Price: \$2,155,000 Method: Auction Sale Date: 07/06/2025

Property Type: House (Res) Land Size: 250 sqm approx



14 Union St RICHMOND 3121 (REI)





**Agent Comments** 

Price: \$2,113,000 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 236 sqm approx

Account - Jellis Craig | P: 03 9864 5000





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