

# 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

1/1-11 Grey Street, East Melbourne Vic 3002

### Indicative selling price

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

Single price \$450,000

### Median sale price

Median price \$720,000

Property Type Unit

Suburb East Melbourne

Period - From 01/07/2024

to 30/09/2024

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	4/82 Buckingham St RICHMOND 3121	\$467,000	17/10/2024
2	4/391 Church St RICHMOND 3121	\$515,000	07/10/2024
3	10/187 George St EAST MELBOURNE 3002	\$495,000	27/09/2024

**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:

28/10/2024 09:14



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$450,000

**Median Unit Price**

September quarter 2024: \$720,000

## Comparable Properties



**4/82 Buckingham St RICHMOND 3121 (REI)**

Agent Comments

1   1   1

**Price:** \$467,000

**Method:** Private Sale

**Date:** 17/10/2024

**Property Type:** Apartment



**4/391 Church St RICHMOND 3121 (REI)**

Agent Comments

1   1   -

**Price:** \$515,000

**Method:** Private Sale

**Date:** 07/10/2024

**Property Type:** Apartment



**10/187 George St EAST MELBOURNE 3002 (REI)**

Agent Comments

1   1   1

**Price:** \$495,000

**Method:** Private Sale

**Date:** 27/09/2024

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9864 5000