

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

10/201 WELLINGTON PARADE SOUTH 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

\$650,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

12/101-107 GIPPS STREET EAST MELBOURNE VIC 3002	\$530,000	13-Oct-23
3/86-90 HOTHAM STREET EAST MELBOURNE VIC 3002	\$582,000	28-Sep-23
34/155 POWLETT STREET EAST MELBOURNE VIC 3002	\$675,000	15-May-23

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: 13 November 2023



**12/101-107 GIPPS STREET EAST
MELBOURNE VIC 3002**

1 1 1

Sold Price

^{RS} **\$530,000**

Sold Date

13-Oct-23

Distance

0.85km



**3/86-90 HOTHAM STREET EAST
MELBOURNE VIC 3002**

1 1 1

Sold Price

^{RS} **\$582,000**

Sold Date

28-Sep-23

Distance

0.86km



**34/155 POWLETT STREET EAST
MELBOURNE VIC 3002**

1 1 1

Sold Price

\$675,000

Sold Date

15-May-23

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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