

## 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

103/48-54 WELLINGTON PARADE 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) (\*Delete single price or range as applicable)

Single Price

\$250,000

or range  
between

&

### 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

208/11-17 COHEN PLACE MELBOURNE VIC 3000	\$260,000	26-Jun-23
401/11-17 COHEN PLACE MELBOURNE VIC 3000	\$261,000	08-Nov-23
72/24-38 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$235,000	09-Jun-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: 17 November 2023


**208/11-17 COHEN PLACE  
MELBOURNE VIC 3000**
 1  1  -

 Sold Price **\$260,000** Sold Date **26-Jun-23**

 Distance **1.83km**

**401/11-17 COHEN PLACE  
MELBOURNE VIC 3000**
 1  1  -

 Sold Price <sup>RS</sup> **\$261,000** <sup>UN</sup> Sold Date **08-Nov-23**

 Distance **1.83km**

**72/24-38 LITTLE BOURKE STREET  
MELBOURNE VIC 3000**
 1  1  -

 Sold Price **\$235,000** Sold Date **09-Jun-23**

 Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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