

## 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

105/140 GIPPS 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

10/22-36 AGNES STREET EAST MELBOURNE VIC 3002	\$805,000	02-Dec-23
44/1-27 WELLINGTON CRESCENT EAST MELBOURNE VIC 3002	\$770,000	30-Sep-23
6A LITTLE SMITH STREET FITZROY VIC 3065	\$727,000	10-Nov-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: 05 March 2024



**10/22-36 AGNES STREET EAST  
MELBOURNE VIC 3002**

 1  1  1

Sold Price

**\$805,000**

Sold Date **02-Dec-23**

Distance **0.69km**



**44/1-27 WELLINGTON CRESCENT  
EAST MELBOURNE VIC 3002**

 1  1  1

Sold Price

**\$770,000**

Sold Date **30-Sep-23**

Distance **0.77km**



**6A LITTLE SMITH STREET FITZROY  
VIC 3065**

 1  1  1

Sold Price

**\$727,000**

Sold Date **10-Nov-23**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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