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

108P/191 Powlett Street, East Melbourne Vic 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$800,000		&		\$850,000					
Median sale p	rice									
Median price	\$817,500	Pro	operty Type	Unit			Suburb	East Melbourne		
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	B1/27 Flinders La MELBOURNE 3000	\$880,000	20/05/2024
2	161/283 Spring St MELBOURNE 3000	\$838,000	26/06/2024
3	15/165 Hotham St EAST MELBOURNE 3002	\$765,000	24/06/2024

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:

02/07/2024 11:34









Property Type: Agent Comments Indicative Selling Price \$800,000 - \$850,000 Median Unit Price Year ending March 2024: \$817,500

Comparable Properties



B1/27 Flinders La MELBOURNE 3000 (REI)



Price: \$880,000 Method: Private Sale Date: 20/05/2024 Property Type: Apartment

161/283 Spring St MELBOURNE 3000 (REI)

Agent Comments

Agent Comments





Price: \$838,000 Method: Private Sale Date: 26/06/2024 Property Type: Apartment

15/165 Hotham St EAST MELBOURNE 3002 Agent Comments (REI)



Price: \$765,000 Method: Private Sale Date: 24/06/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000



propertydata

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