Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	12/211 Wellington Parade South, East Melbourne Vic 3002
Including suburb and	

postcode

Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 \$1,200,000 &

Median sale price

Median price	\$791,389	Pro	perty Type Ur	it		Suburb	East Melbourne
Period - From	01/01/2023	to	31/12/2023	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 sixmonths 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	1/211 Wellington Pde.S EAST MELBOURNE 3002	\$1,365,000	28/10/2023
2			
3			

OR

В* 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:	03/04/2024 11:15

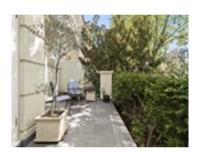






Rooms: 4 Property Type: Unit Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median Unit Price Year ending December 2023: \$791,389

Comparable Properties



1/211 Wellington Pde.S EAST MELBOURNE 3002 (REI)

□ 2 **□** 2 **□** 2

Price: \$1,365,000 **Method:** Auction Sale **Date:** 28/10/2023

Property Type: Apartment

Agent Comments

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



