

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

12/211 Wellington Parade South, East Melbourne Vic 3002

Indicative selling price

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

Property Type

Unit

Suburb

East Melbourne

Period - From

01/01/2023

to

31/12/2023

Source

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.~~

| | 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

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:

03/04/2024 11:15

12/211 Wellington Parade South, East Melbourne Vic 3002



 2  1  1

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)**

Agent Comments

 2  2  2

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

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



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