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

12/27 Powlett Street, East Melbourne Vic 3002

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$450,000		&		\$495,000			
Median sale p	rice							
Median price	\$800,000	Pro	operty Type	Unit			Suburb	East Melbourne
Period - From	14/02/2023	to	13/02/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	9/129 Grey St EAST MELBOURNE 3002	\$550,000	23/09/2023
2	8/23 Albert St EAST MELBOURNE 3002	\$512,000	02/11/2023
3	16/53 Powlett St EAST MELBOURNE 3002	\$450,000	21/09/2023

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:

14/02/2024 15:23









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$450,000 - \$495,000 **Median Unit Price** 14/02/2023 - 13/02/2024: \$800,000

Comparable Properties



9/129 Grey St EAST MELBOURNE 3002 (REI/VG)



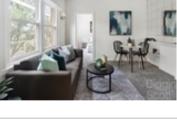
Price: \$550,000 Method: Auction Sale Date: 23/09/2023 Property Type: Apartment Agent Comments

8/23 Albert St EAST MELBOURNE 3002 (REI/VG)

Agent Comments

Agent Comments







Price: \$512,000 Method: Private Sale Date: 02/11/2023 Property Type: Unit

16/53 Powlett St EAST MELBOURNE 3002 (REI)



Price: \$450.000 Method: Private Sale Date: 21/09/2023 Property Type: Unit

Account - BigginScott | P: 03 9426 4000



propertydata

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