

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$495,000

### Median sale price

Median price \$800,000 Property Type Unit Suburb East Melbourne

Period - From 14/02/2023 to 13/02/2024 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	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)

Agent Comments



**Price:** \$550,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** Apartment



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

Agent Comments



**Price:** \$512,000

**Method:** Private Sale

**Date:** 02/11/2023

**Property Type:** Unit



**16/53 Powlett St EAST MELBOURNE 3002**  
(REI)

Agent Comments



**Price:** \$450,000

**Method:** Private Sale

**Date:** 21/09/2023

**Property Type:** Unit

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