

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

13P/189 Powlett Street, East Melbourne Vic 3002

Indicative selling price

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

Range between

\$750,000

 &

\$800,000

Median sale price

Median price

\$830,000

 Property Type

Unit

 Suburb

East Melbourne

Period - From

01/07/2023

 to

30/09/2023

 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	8/191 Powlett St EAST MELBOURNE 3002	\$830,000	12/08/2023
2	303/211 Powlett St EAST MELBOURNE 3002	\$777,777	28/08/2023
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:

19/10/2023 14:07



Property Type: Apartment

Agent Comments

2 toilets 1 storage cage 1 normal carpark

Comparable Properties



8/191 Powlett St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$830,000

Method:

Date: 12/08/2023

Property Type: Apartment



303/211 Powlett St EAST MELBOURNE 3002 (REI/VG)

Agent Comments



Price: \$777,777

Method: Private Sale

Date: 28/08/2023

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.