

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

14/8-24 WELLINGTON CRESCENT EAST MELBOURNE VIC 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

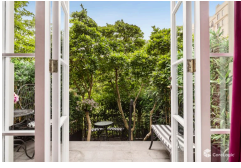
Date of sale

2/2-4 WELLINGTON CRESCENT EAST MELBOURNE VIC 3002	\$1,099,999	22-Mar-23
18/86-90 HOTHAM STREET EAST MELBOURNE VIC 3002	\$1,010,000	18-Mar-23
106/27 OXFORD STREET COLLINGWOOD VIC 3066	\$1,010,000	24-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 30 August 2023



**2/2-4 WELLINGTON CRESCENT
EAST MELBOURNE VIC 3002**

2 2 1

Sold Price **\$1,099,999** Sold Date **22-Mar-23**

Distance **0.09km**



**18/86-90 HOTHAM STREET EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price **\$1,010,000** Sold Date **18-Mar-23**

Distance **0.98km**



**106/27 OXFORD STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price ^{RS} **\$1,010,000** Sold Date **24-Jun-23**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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