

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

16/187 GEORGE STREET 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

12/27-31 POWLETT STREET EAST MELBOURNE VIC 3002	\$535,000	23-Mar-24
103/211 POWLETT STREET EAST MELBOURNE VIC 3002	\$515,000	14-Feb-24
402C/170 ALBERT STREET EAST MELBOURNE VIC 3002	\$475,500	21-Feb-24

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: 11 April 2024



**12/27-31 POWLETT STREET EAST
MELBOURNE VIC 3002**

Sold Price

RS

\$535,000

Sold Date

23-Mar-24

 1  1  1

Distance

0.07km



**103/211 POWLETT STREET EAST
MELBOURNE VIC 3002**

Sold Price

\$515,000

Sold Date

14-Feb-24

 1  1  1

Distance

0.66km



**402C/170 ALBERT STREET EAST
MELBOURNE VIC 3002**

Sold Price

\$475,500

Sold Date

21-Feb-24

 1  1  1

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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