

## 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

17/2-4 WELLINGTON CRESCENT 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) (\*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

\$695,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

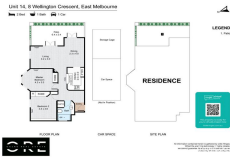
Date of sale

14/8-24 WELLINGTON CRESCENT EAST MELBOURNE VIC 3002	\$999,000	23-Sep-23
28/211 WELLINGTON PARADE SOUTH EAST MELBOURNE VIC 3002	\$900,000	10-Nov-23
3/66 GEORGE STREET EAST MELBOURNE VIC 3002	\$956,000	14-Oct-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: 06 February 2024



**14/8-24 WELLINGTON CRESCENT  
EAST MELBOURNE VIC 3002**

2 1 1

Sold Price **\$999,000** Sold Date **23-Sep-23**

Distance **0.09km**



**28/211 WELLINGTON PARADE  
SOUTH EAST MELBOURNE VIC  
3002**

2 1 1

Sold Price <sup>RS</sup> **\$900,000** Sold Date **10-Nov-23**

Distance **0.14km**



**3/66 GEORGE STREET EAST  
MELBOURNE VIC 3002**

2 1 -

Sold Price **\$956,000** Sold Date **14-Oct-23**

Distance **0.96km**

RS = Recent sale      UN = Undisclosed Sale

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