

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

28/211 WELLINGTON PARADE SOUTH 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

\$850,000

&

\$925,000

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

20/22-36 AGNES STREET EAST MELBOURNE VIC 3002	\$906,000	29-Jul-23
5/86-90 HOTHAM STREET EAST MELBOURNE VIC 3002	\$851,000	15-Apr-23
3001/35-47 SPRING STREET MELBOURNE VIC 3000	\$840,000	16-Mar-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: 24 August 2023



**20/22-36 AGNES STREET EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price

^{RS} **\$906,000**

Sold Date

29-Jul-23

Distance

0.25km



**5/86-90 HOTHAM STREET EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price

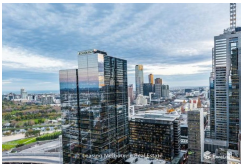
\$851,000

Sold Date

15-Apr-23

Distance

0.92km



**3001/35-47 SPRING STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

\$840,000

Sold Date

16-Mar-23

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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