

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

301/201 POWLETT 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jun 2023

to

31 May 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

101/191 POWLETT STREET EAST MELBOURNE VIC 3002	\$470,000	01-Feb-24
103/211 POWLETT STREET EAST MELBOURNE VIC 3002	\$500,000	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: 14 June 2024

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**101/191 POWLETT STREET EAST
 MELBOURNE VIC 3002**

1 1 1

Sold Price **\$470,000** Sold Date **01-Feb-24**

Distance **0.04km**



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

1 1 1

Sold Price **\$500,000** Sold Date **14-Feb-24**

Distance **0.03km**



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

1 1 1

Sold Price **\$475,500** Sold Date **21-Feb-24**

Distance **0.04km**

RS = Recent sale UN = Undisclosed Sale

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