

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

305/1-9 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

or range
between

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jan 2023

to

31 Dec 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

LOT 71/190 ALBERT STREET EAST MELBOURNE VIC 3002	\$2,068,000	19-Aug-23
44/60 FLINDERS STREET MELBOURNE VIC 3000	\$2,200,000	08-Sep-23
25 HAYES LANE EAST MELBOURNE VIC 3002	\$2,000,000	27-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: 24 January 2024



**LOT 71/190 ALBERT STREET EAST
 MELBOURNE VIC 3002**

 3  2  -

Sold Price **\$2,068,000** Sold Date **19-Aug-23**

Distance **0.68km**



**44/60 FLINDERS STREET
 MELBOURNE VIC 3000**

 3  2  2

Sold Price **\$2,200,000** Sold Date **08-Sep-23**

Distance **1.08km**



**25 HAYES LANE EAST
 MELBOURNE VIC 3002**

 3  2  2

Sold Price **\$2,000,000** Sold Date **27-Oct-23**

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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