

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

4/53 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Sep 2022

to

31 Aug 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

7/1-11 GREY STREET EAST MELBOURNE VIC 3002	\$500,000	25-Jul-23
9/20-22 HOTHAM STREET EAST MELBOURNE VIC 3002	\$480,000	11-Aug-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: 20 September 2023



**7/1-11 GREY STREET EAST
MELBOURNE VIC 3002**

1 1 1

Sold Price **\$500,000** Sold Date **25-Jul-23**

Distance **0.53km**



**9/20-22 HOTHAM STREET EAST
MELBOURNE VIC 3002**

1 1 -

Sold Price ^{RS} **\$480,000** Sold Date **11-Aug-23**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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