

# 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 402/166 Wellington Parade, 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)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$817,500 Property Type Unit Suburb East Melbourne

Period - From 13/02/2023 to 12/02/2024 Source REIV

### 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 six 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
1	13/189 Powlett St EAST MELBOURNE 3002	\$700,000	10/12/2023
2	1009/162 Albert St EAST MELBOURNE 3002	\$600,000	01/12/2023
3	101/158 Albert St EAST MELBOURNE 3002	\$590,000	26/10/2023

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 six months.~~

This Statement of Information was prepared on: 13/02/2024 15:29



1 1 1

**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
13/02/2023 - 12/02/2024: \$817,500

## Comparable Properties

**13/189 Powlett St EAST MELBOURNE 3002 (REI)** **Agent Comments**

2 1 1

**Price:** \$700,000  
**Method:**  
**Date:** 10/12/2023  
**Property Type:** House

**1009/162 Albert St EAST MELBOURNE 3002 (REI)** **Agent Comments**

1 1 1

**Price:** \$600,000  
**Method:**  
**Date:** 01/12/2023  
**Property Type:** House

**101/158 Albert St EAST MELBOURNE 3002 (REI)** **Agent Comments**

1 1 1

**Price:** \$590,000  
**Method:**  
**Date:** 26/10/2023  
**Property Type:** House

**Account - BigginScott | P: 03 9426 4000**