## 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									
Range betweer	\$600,000		&		\$660,000				
Median sale price									
Median price	\$817,500	Pro	operty Type	Unit			Suburb	East Melbourne	
Period - From	13/02/2023	to	12/02/2024		So	urce	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.

Ad	dress 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

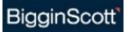
OR

**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



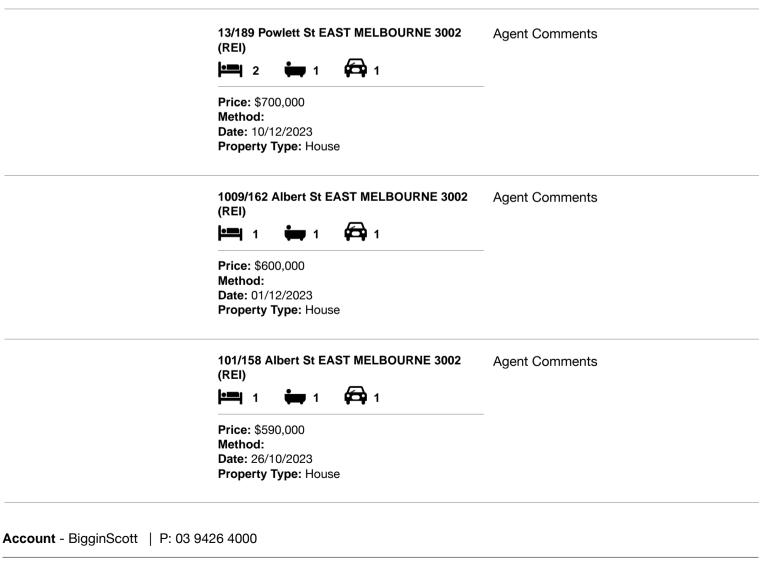






Rooms: 2 Property Type: Apartment Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median Unit Price 13/02/2023 - 12/02/2024: \$817,500

# **Comparable Properties**





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