

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

406/166 WELLINGTON PARADE 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

\$851,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Aug 2022

to

31 Jul 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

5/187 GEORGE STREET EAST MELBOURNE VIC 3002	\$448,000	23-Aug-22
403/201 POWLETT STREET EAST MELBOURNE VIC 3002	\$500,000	14-Oct-22
14/187 GEORGE STREET EAST MELBOURNE VIC 3002	\$490,000	28-Jul-22

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: 03 August 2023



**5/187 GEORGE STREET EAST
MELBOURNE VIC 3002**

1 1 1

Sold Price **\$448,000** Sold Date **23-Aug-22**

Distance **0.06km**



**403/201 POWLETT STREET EAST
MELBOURNE VIC 3002**

1 1 1

Sold Price **\$500,000** Sold Date **14-Oct-22**

Distance **0.68km**



**14/187 GEORGE STREET EAST
MELBOURNE VIC 3002**

1 1 1

Sold Price **\$490,000** Sold Date **28-Jul-22**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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