

## 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

407/166 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) (\*Delete single price or range as applicable)

Single Price

\$499,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

401/166 WELLINGTON PARADE EAST MELBOURNE VIC 3002	\$715,000	11-Mar-24
705/166 WELLINGTON PARADE EAST MELBOURNE VIC 3002	\$567,500	17-Oct-23
162 ALBERT STREET EAST MELBOURNE VIC 3002	\$475,000	28-Jan-24

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: 04 April 2024



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**401/166 WELLINGTON PARADE  
EAST MELBOURNE VIC 3002**

2 2 1

Sold Price

<sup>RS</sup> **\$715,000**

Sold Date

**11-Mar-24**

Distance

**0km**



**705/166 WELLINGTON PARADE  
EAST MELBOURNE VIC 3002**

2 2 1

Sold Price

**\$567,500**

Sold Date

**17-Oct-23**

Distance

**0km**



**162 ALBERT STREET EAST  
MELBOURNE VIC 3002**

2 1 1

Sold Price

<sup>RS</sup> **\$475,000** <sup>UN</sup>

Sold Date

**28-Jan-24**

Distance

**0.65km**

RS = Recent sale

UN = Undisclosed Sale

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