

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 49 Grey Street, East Melbourne Vic 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,200,000 & \$3,500,000

Median sale price

Median price \$3,753,000 Property Type House Suburb East Melbourne

Period - From 01/04/2023 to 31/03/2024 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	87 Powlett St EAST MELBOURNE 3002	\$3,657,932	25/11/2023
2	9 The Crofts RICHMOND 3121	\$3,640,000	02/03/2024
3			

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: 15/05/2024 11:26



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Property Type: House (Res)

Land Size: 245 sqm approx

Agent Comments

Indicative Selling Price

\$3,200,000 - \$3,500,000

Median House Price

Year ending March 2024: \$3,753,000

Comparable Properties



87 Powlett St EAST MELBOURNE 3002 (REI/VG)

Agent Comments

4 2 -

Price: \$3,657,932

Method: Auction Sale

Date: 25/11/2023

Property Type: House

Land Size: 220 sqm approx



9 The Crofts RICHMOND 3121 (REI/VG)

Agent Comments

4 3 1

Price: \$3,640,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 204 sqm approx

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.

Account - Marshall White | P: 03 9822 9999