

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

503/9-19 EADES STREET 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

\$650,000

&

\$695,000

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

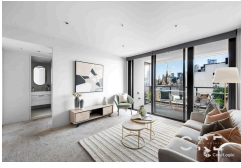
Date of sale

902/296 VICTORIA PARADE EAST MELBOURNE VIC 3002	-	28-Jun-23
34/155 POWLETT STREET EAST MELBOURNE VIC 3002	\$675,000	15-May-23
5/21-23 HOTHAM STREET EAST MELBOURNE VIC 3002	\$595,000	15-Jul-23

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: 15 August 2023



902/296 VICTORIA PARADE EAST Sold Price
MELBOURNE VIC 3002

1 1 1

^{RS} - ^{UN}

Sold Date **28-Jun-23**

Distance **0.07km**



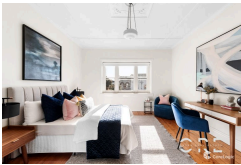
34/155 POWLETT STREET EAST Sold Price
MELBOURNE VIC 3002

1 1 1

^{RS} **\$675,000**

Sold Date **15-May-23**

Distance **0.48km**



5/21-23 HOTHAM STREET EAST Sold Price
MELBOURNE VIC 3002

1 1 1

^{RS} **\$595,000**

Sold Date **15-Jul-23**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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