

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

507/1-9 POWLETT 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

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Oct 2022

to

30 Sep 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

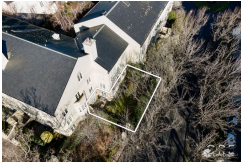
Date of sale

7/201 WELLINGTON PARADE SOUTH EAST MELBOURNE VIC 3002	\$1,460,000	12-Aug-23
47/211 WELLINGTON PARADE SOUTH EAST MELBOURNE VIC 3002	\$1,250,000	12-Jul-23
32/211 WELLINGTON PARADE SOUTH EAST MELBOURNE VIC 3002	\$1,320,000	27-Jun-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: 05 October 2023



**7/201 WELLINGTON PARADE
SOUTH EAST MELBOURNE VIC
3002**

2 2 2

Sold Price ^{RS} **\$1,460,000** Sold Date **12-Aug-23**

Distance **0.57km**



**47/211 WELLINGTON PARADE
SOUTH EAST MELBOURNE VIC
3002**

2 2 1

Sold Price **\$1,250,000** Sold Date **12-Jul-23**

Distance **0.62km**



**32/211 WELLINGTON PARADE
SOUTH EAST MELBOURNE VIC
3002**

2 2 2

Sold Price **\$1,320,000** Sold Date **27-Jun-23**

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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