

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

52/211 WELLINGTON PARADE SOUTH 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jan 2023

to

31 Dec 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

1/211 WELLINGTON PARADE SOUTH EAST MELBOURNE VIC 3002	\$1,365,000	28-Oct-23
5/201 WELLINGTON PARADE SOUTH EAST MELBOURNE VIC 3002	\$1,210,000	26-Oct-23
7/201 WELLINGTON PARADE SOUTH EAST MELBOURNE VIC 3002	\$1,460,000	12-Aug-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 January 2024



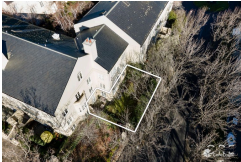
**1/211 WELLINGTON PARADE
SOUTH EAST MELBOURNE VIC
3002**
 2 2 -

Sold Price **\$1,365,000** Sold Date **28-Oct-23**
Distance **0.06km**



**5/201 WELLINGTON PARADE
SOUTH EAST MELBOURNE VIC
3002**
 3 1 1

Sold Price **\$1,210,000** Sold Date **26-Oct-23**
Distance **0.08km**



**7/201 WELLINGTON PARADE
SOUTH EAST MELBOURNE VIC
3002**
 2 2 2

Sold Price **\$1,460,000** Sold Date **12-Aug-23**
Distance **0.06km**

RS = Recent sale UN = Undisclosed Sale

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