

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

6/37-41 GEORGE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

1/37-41 GEORGE STREET EAST MELBOURNE VIC 3002	\$630,000	02-Jun-23
15/37-41 GEORGE STREET EAST MELBOURNE VIC 3002	\$520,000	07-Jun-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: 16 November 2023



**1/37-41 GEORGE STREET EAST
MELBOURNE VIC 3002**

2 1 -

Sold Price **\$630,000** Sold Date **02-Jun-23**

Distance **0km**

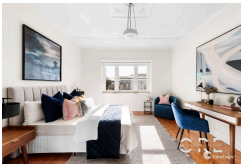


**15/37-41 GEORGE STREET EAST
MELBOURNE VIC 3002**

1 1 -

Sold Price **\$520,000** Sold Date **07-Jun-23**

Distance **0km**



**5/21-23 HOTHAM STREET EAST
MELBOURNE VIC 3002**

1 1 1

Sold Price **\$595,000** Sold Date **15-Jul-23**

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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