

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

7/201 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

\$1,350,000

&

\$1,475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jul 2022

to

30 Jun 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

32/211 WELLINGTON PARADE SOUTH EAST MELBOURNE VIC 3002	\$1,320,000	27-Jun-23
72/211 WELLINGTON PARADE SOUTH EAST MELBOURNE VIC 3002	\$1,375,000	10-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: 19 July 2023



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

 2  2  2

Sold Price ^{RS} **\$1,320,000** Sold Date **27-Jun-23**

Distance **0.06km**



**72/211 WELLINGTON PARADE
SOUTH EAST MELBOURNE VIC
3002**

 3  2  1

Sold Price ^{RS} **\$1,375,000** Sold Date **10-Jun-23**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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