

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 9-11 Garden Avenue, East Melbourne Vic 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,500,000 & \$3,850,000

Median sale price

Median price \$3,725,000 Property Type House Suburb East Melbourne

Period - From 25/03/2023 to 24/03/2024 Source REIV

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 six 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	75 Grey St EAST MELBOURNE 3002	\$3,750,000	31/12/2023
2	28 Darling St EAST MELBOURNE 3002	\$3,700,000	28/09/2023
3	87 Powlett St EAST MELBOURNE 3002	\$3,657,932	25/11/2023

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 six months.~~

This Statement of Information was prepared on: 25/03/2024 11:57



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Property Type: Flat
Land Size: 583 sqm approx
Agent Comments

Indicative Selling Price
 \$3,500,000 - \$3,850,000
Median House Price
 25/03/2023 - 24/03/2024: \$3,725,000

Comparable Properties



75 Grey St EAST MELBOURNE 3002 (REI)

Agent Comments

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  2

Price: \$3,750,000
Method: Private Sale
Date: 31/12/2023
Property Type: House
Land Size: 224 sqm approx

28 Darling St EAST MELBOURNE 3002 (REI/VG)

Agent Comments

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Price: \$3,700,000
Method: Private Sale
Date: 28/09/2023
Property Type: Apartment



87 Powlett St EAST MELBOURNE 3002 (REI/VG)

Agent Comments

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Price: \$3,657,932
Method: Auction Sale
Date: 25/11/2023
Property Type: House
Land Size: 220 sqm approx

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