

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

604/133 Jolimont Road, East Melbourne Vic 3002

Indicative selling price

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

Single price

\$170,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

East Melbourne

Period - From

01/07/2019

to

30/09/2019

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	101/62-68 Hayward La MELBOURNE 3000	\$195,000	20/07/2019
2	125/268 Flinders St MELBOURNE 3000	\$176,000	15/05/2019
3	125/546 Flinders St MELBOURNE 3000	\$160,500	25/06/2019

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:

24/10/2019 11:51



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Property Type: Apartment

Land Size: 2076 sqm approx

Agent Comments

Comparable Properties



101/62-68 Hayward La MELBOURNE 3000 (VG) Agent Comments

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Price: \$195,000

Method: Sale

Date: 20/07/2019

Property Type: Strata Unit/Flat



125/268 Flinders St MELBOURNE 3000 (VG) Agent Comments

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Price: \$176,000

Method: Sale

Date: 15/05/2019

Property Type: Flat/Unit/Apartment (Res)



125/546 Flinders St MELBOURNE 3000 (VG) Agent Comments

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Price: \$160,500

Method: Sale

Date: 25/06/2019

Property Type: Strata Unit/Flat