

## 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

12/187 George Street East Melbourne VIC 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jun 2020

to

31 May 2021

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

21/108-114 George Street East Melbourne VIC 3002	\$625,000	09-Apr-21
28/22-36 Agnes Street East Melbourne VIC 3002	\$575,000	24-May-21
2/161 Wellington Parade South East Melbourne VIC 3002	\$565,000	23-Apr-21

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: 22 June 2021



**21/108-114 George Street East  
Melbourne VIC 3002**

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Sold Price **\$625,000** Sold Date **09-Apr-21**

Distance **0.24km**



**28/22-36 Agnes Street East  
Melbourne VIC 3002**

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Sold Price <sup>RS</sup> **\$575,000** Sold Date **24-May-21**

Distance **0.43km**



**2/161 Wellington Parade South East  
Melbourne VIC 3002**

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Sold Price <sup>RS</sup> **\$565,000** Sold Date **23-Apr-21**

Distance **0.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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