

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

45/201 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 May 2020

to

30 Apr 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

| | | |
|--|-------------|-----------|
| 34/201 Wellington Parade South East Melbourne VIC 3002 | \$1,500,000 | 27-Nov-20 |
| 79/211 Wellington Parade South East Melbourne VIC 3002 | \$1,450,000 | 18-Dec-20 |
| 706/30 St Andrews Place East Melbourne VIC 3002 | \$1,350,000 | 15-Dec-20 |

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: 04 May 2021

**34/201 Wellington Parade South
East Melbourne VIC 3002**

2 2 2

Sold Price

\$1,500,000Sold Date **27-Nov-20**

Distance

-

**79/211 Wellington Parade South
East Melbourne VIC 3002**

2 3 2

Sold Price

\$1,450,000Sold Date **18-Dec-20**

Distance

0.08km**706/30 St Andrews Place East
Melbourne VIC 3002**

2 2 1

Sold Price

\$1,350,000Sold Date **15-Dec-20**

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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