

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

12/161 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

\$525,000

&

\$575,000

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

2/161 Wellington Parade South East Melbourne VIC 3002	\$565,000	23-Apr-21
28/22-36 Agnes Street East Melbourne VIC 3002	\$575,000	24-May-21
5/53-55 Napier Street Fitzroy VIC 3065	\$536,000	11-Feb-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



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

Sold Price

^{RS}

\$565,000

Sold Date

23-Apr-21



1



1



1

Distance

-



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

Sold Price

^{RS}

\$575,000

Sold Date

24-May-21



1



1



1

Distance

0.15km



**5/53-55 Napier Street Fitzroy VIC
3065**

Sold Price

\$536,000

Sold Date

11-Feb-21



1



1



1

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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