

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

603/133 Jolimont Road, East Melbourne Vic 3002

Indicative selling price

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

Range between \$345,000 & \$365,000

Median sale price

Median price \$777,777 Property Type Unit Suburb East Melbourne

Period - From 01/07/2023 to 30/06/2024 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	816/133 Jolimont Rd EAST MELBOURNE 3002	\$360,000	04/09/2024
2	607/51 Napoleon St COLLINGWOOD 3066	\$360,000	28/08/2024
3	711/225 Elizabeth St MELBOURNE 3000	\$367,500	28/08/2024

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:

27/09/2024 15:08

603/133 Jolimont Road, East Melbourne Vic 3002



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$345,000 - \$365,000
Median Unit Price
Year ending June 2024: \$777,777

Comparable Properties



816/133 Jolimont Rd EAST MELBOURNE 3002 (REI) **Agent Comments**

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Price: \$360,000
Method: Private Sale
Date: 04/09/2024
Property Type: Apartment



607/51 Napoleon St COLLINGWOOD 3066 (REI) **Agent Comments**

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Price: \$360,000
Method: Private Sale
Date: 28/08/2024
Property Type: Apartment



711/225 Elizabeth St MELBOURNE 3000 (REI) **Agent Comments**

 1  1  -

Price: \$367,500
Method: Private Sale
Date: 28/08/2024
Property Type: Apartment