

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

23/53 Powlett Street 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Oct 2020

to

30 Sep 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

12/187 George Street East Melbourne VIC 3002	\$555,777	14-Jul-21
12/161 Wellington Parade South East Melbourne VIC 3002	\$550,000	06-Jul-21
11G/279 Wellington Parade South East Melbourne VIC 3002	\$460,000	01-Jun-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: 01 October 2021



**12/187 George Street East
Melbourne VIC 3002**

1 1 1

Sold Price

\$555,777

Sold Date

14-Jul-21

Distance

0.11km



**12/161 Wellington Parade South
East Melbourne VIC 3002**

1 1 1

Sold Price

^{RS} **\$550,000**

Sold Date

06-Jul-21

Distance

0.56km



**11G/279 Wellington Parade South
East Melbourne VIC 3002**

1 - -

Sold Price

\$460,000

Sold Date

01-Jun-21

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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