

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

20/155 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 May 2021

to

30 Apr 2022

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

201/60 SIMPSON STREET EAST MELBOURNE VIC 3002	\$945,000	06-Dec-21
101/60 SIMPSON STREET EAST MELBOURNE VIC 3002	\$938,000	18-Apr-22
2/40 WEBB LANE EAST MELBOURNE VIC 3002	\$905,000	01-Apr-22

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: 26 May 2022

**201/60 SIMPSON STREET EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price

\$945,000

Sold Date

06-Dec-21

Distance

0.48km**101/60 SIMPSON STREET EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price

\$938,000

Sold Date

18-Apr-22

Distance

0.48km**2/40 WEBB LANE EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price

^{RS} **\$905,000**

Sold Date

01-Apr-22

Distance

0.8km**RS** = Recent sale**UN** = Undisclosed Sale

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