

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

10P/191 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jul 2023

to

30 Jun 2024

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

101/191 POWLETT STREET EAST MELBOURNE VIC 3002	\$470,000	01-Feb-24
402C/170 ALBERT STREET EAST MELBOURNE VIC 3002	\$475,500	21-Feb-24
303/75 WELLINGTON STREET COLLINGWOOD VIC 3066	\$465,000	15-Mar-24

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: 25 July 2024



**101/191 POWLETT STREET EAST
MELBOURNE VIC 3002**

 1  1  1

Sold Price **\$470,000** Sold Date **01-Feb-24**

Distance **0km**

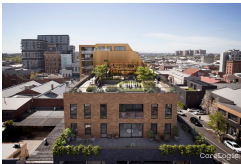


**402C/170 ALBERT STREET EAST
MELBOURNE VIC 3002**

 1  1  1

Sold Price **\$475,500** Sold Date **21-Feb-24**

Distance **0.08km**



**303/75 WELLINGTON STREET
COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$465,000** Sold Date **15-Mar-24**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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