

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

301/140 Gipps 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

\$2,400,000

&

\$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Oct 2019

to

30 Sep 2020

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

| | | |
|---|-------------|-----------|
| 704/1-9 Powlett Street East Melbourne VIC 3002 | \$2,050,000 | 26-Mar-20 |
| 301/144-146 Jolimont Road East Melbourne VIC 3002 | \$2,470,000 | 26-Mar-20 |
| 231/99 Spring Street Melbourne VIC 3000 | \$2,550,000 | 14-Jul-20 |

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: 02 October 2020



**704/1-9 Powlett Street East
Melbourne VIC 3002**

 3  2  3

Sold Price **\$2,050,000** Sold Date **26-Mar-20**

Distance **0.38km**



**301/144-146 Jolimont Road East
Melbourne VIC 3002**

 2  3  2

Sold Price **\$2,470,000** Sold Date **26-Mar-20**

Distance **0.69km**



**231/99 Spring Street Melbourne VIC
3000**

 2  2  2

Sold Price **\$2,550,000** Sold Date **14-Jul-20**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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