

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

7/161 Wellington Parade South, East Melbourne Vic 3002

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$900,000 Property Type Unit Suburb East Melbourne

Period - From 01/10/2023 to 31/12/2023 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	113/108 Flinders St MELBOURNE 3000	\$395,000	17/11/2023
2	38/187 Collins St MELBOURNE 3000	\$410,000	22/08/2023
3	9/1-11 Grey St EAST MELBOURNE 3002	\$410,000	04/08/2023

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: 31/01/2024 10:24



Property Type: Apartment
Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

December quarter 2023: \$900,000

Comparable Properties



113/108 Flinders St MELBOURNE 3000 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 17/11/2023

Property Type: Apartment



38/187 Collins St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 22/08/2023

Property Type: Apartment



9/1-11 Grey St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$410,000

Method: Auction Sale

Date: 04/08/2023

Rooms: 2

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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