

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

1/8 Webb Lane 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$761,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Oct 2018

to

30 Sep 2019

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

503/153-155 Wellington Parade South East Melbourne VIC 3002	\$1,065,000	22-May-19
LOT 26/190 Albert Street East Melbourne VIC 3002	\$1,075,000	26-Oct-19

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: 29 October 2019

**503/153-155 Wellington Parade
South East Melbourne VIC 3002**

2 1 1

Sold Price **\$1,065,000** Sold Date **22-May-19**Distance **0.87km****LOT 26/190 Albert Street East
Melbourne VIC 3002**

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Sold Price ^{RS} **\$1,075,000** Sold Date **26-Oct-19**Distance **0.98km****RS** = Recent sale**UN** = Undisclosed Sale

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