

## 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

111P/191 POWLETT STREET EAST MELBOURNE VIC 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jun 2023

to

31 May 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

101P/191 POWLETT STREET EAST MELBOURNE VIC 3002	-	-
402C/170 ALBERT STREET EAST MELBOURNE VIC 3002	\$475,500	21-Feb-24
103/55 ISLINGTON STREET COLLINGWOOD VIC 3066	\$475,000	09-Apr-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: 24 June 2024



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

 1  1  1

Sold Price

- Sold Date

-

Distance

-



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

 1  1  1

Sold Price

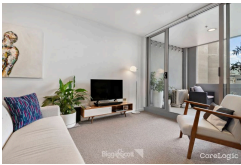
**\$475,500**

Sold Date

**21-Feb-24**

Distance

**0.09km**



**103/55 ISLINGTON STREET  
 COLLINGWOOD VIC 3066**

 1  1  1

Sold Price

**\$475,000**

Sold Date

**09-Apr-24**

Distance

**0.5km**

RS = Recent sale

UN = Undisclosed Sale

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