

# 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

213/33 Cliveden Close, East Melbourne Vic 3002
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$365,000
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 & 

\$400,000
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### Median sale price

Median price 

\$730,000
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 Property Type 

Unit
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 Suburb 

East Melbourne
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Period - From 

01/10/2023
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 to 

30/09/2024
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 Source 

REIV
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### 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	606/2 Mcgoun St RICHMOND 3121	\$410,000	19/11/2024
2	10P/191 Powlett St EAST MELBOURNE 3002	\$410,000	31/10/2024
3	106/166 Wellington Pde EAST MELBOURNE 3002	\$400,000	31/10/2024

**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: 

06/12/2024 08:46
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1   
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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$365,000 - \$400,000  
**Median Unit Price**  
 Year ending September 2024: \$730,000

## Comparable Properties



**606/2 Mcgoun St RICHMOND 3121 (REI)**

[Agent Comments](#)

1   
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**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 19/11/2024  
**Property Type:** Apartment



**10P/191 Powlett St EAST MELBOURNE 3002 (REI/VG)**

[Agent Comments](#)

1   
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 1

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 31/10/2024  
**Property Type:** Apartment



**106/166 Wellington Pde EAST MELBOURNE 3002 (REI)**

[Agent Comments](#)

1   
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**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 31/10/2024  
**Property Type:** Apartment

Account - Little Real Estate | P: 07 3037 0255