

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

15/102-104 Jolimont Road 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

\$760,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

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

4/2-4 Wellington Crescent East Melbourne VIC 3002	\$1,050,000	03-Feb-21
24/201 Wellington Parade South East Melbourne VIC 3002	\$1,024,999	28-Oct-20
1603/31 Spring Street Melbourne VIC 3000	\$1,060,000	05-Dec-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: 03 April 2021



4/2-4 Wellington Crescent East Melbourne VIC 3002

2 2 1

Sold Price ^{RS} **\$1,050,000** ^{UN} Sold Date **03-Feb-21**

Distance **0.16km**

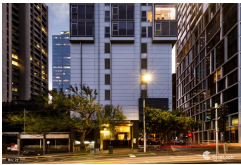


24/201 Wellington Parade South East Melbourne VIC 3002

2 2 2

Sold Price **\$1,024,999** Sold Date **28-Oct-20**

Distance **0.17km**



1603/31 Spring Street Melbourne VIC 3000

2 2 1

Sold Price **\$1,060,000** Sold Date **05-Dec-20**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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