

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

50 George Street 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

\$3,900,000

&

\$4,290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,275,000

Property type

House

Suburb

East Melbourne

Period-from

01 Mar 2020

to

28 Feb 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

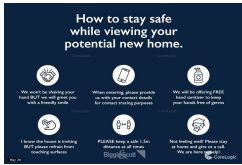
Date of sale

48 George Street East Melbourne VIC 3002	\$2,600,000	07-Dec-20
130-134 George Street East Melbourne VIC 3002	\$7,300,000	13-Oct-20
108 Powlett Street East Melbourne VIC 3002	\$4,500,000	20-Nov-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: 09 March 2021



48 George Street East Melbourne VIC 3002

Sold Price ^{RS} **\$2,600,000** Sold Date **07-Dec-20**

4 2 2

Distance **0.01km**



130-134 George Street East Melbourne VIC 3002

Sold Price **\$7,300,000** Sold Date **13-Oct-20**

3 3 2

Distance **0.24km**



108 Powlett Street East Melbourne VIC 3002

Sold Price **\$4,500,000** Sold Date **20-Nov-20**

3 3 2

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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