

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

401/166 WELLINGTON PARADE 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

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

106/33 CLIVEDEN CLOSE EAST MELBOURNE VIC 3002	\$710,000	28-Nov-23
503/9-19 EADES STREET EAST MELBOURNE VIC 3002	\$655,000	06-Sep-23
10/201 WELLINGTON PARADE SOUTH EAST MELBOURNE VIC 3002	\$695,000	17-Feb-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: 28 February 2024



**106/33 CLIVEDEN CLOSE EAST
 MELBOURNE VIC 3002**

 2  1  2

Sold Price **\$710,000** Sold Date **28-Nov-23**

Distance **0.71km**



**503/9-19 EADES STREET EAST
 MELBOURNE VIC 3002**

 1  1  1

Sold Price **\$655,000** Sold Date **06-Sep-23**

Distance **0.77km**



**10/201 WELLINGTON PARADE
 SOUTH EAST MELBOURNE VIC
 3002**

 1  1  1

Sold Price ^{RS} **\$695,000** Sold Date **17-Feb-24**

Distance **0.54km**

RS = Recent sale UN = Undisclosed Sale

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