

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

104/140 Gipps 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

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Sep 2020

to

31 Aug 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

1101/296 Victoria Parade East Melbourne VIC 3002	\$2,225,000	23-Jun-21
302/144-146 Jolimont Road East Melbourne VIC 3002	\$2,250,000	05-May-21
306/30 St Andrews Place East Melbourne VIC 3002	\$2,075,000	29-Apr-21

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: 27 September 2021



**1101/296 Victoria Parade East
Melbourne VIC 3002**

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Sold Price **\$2,225,000** Sold Date **23-Jun-21**

Distance **0.35km**



**302/144-146 Jolimont Road East
Melbourne VIC 3002**

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Sold Price **\$2,250,000** Sold Date **05-May-21**

Distance **0.7km**



**306/30 St Andrews Place East
Melbourne VIC 3002**

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Sold Price **\$2,075,000** Sold Date **29-Apr-21**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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