

## 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

2/6 WELLINGTON CRESCENT EAST MELBOURNE VIC 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,100,000

&

\$2,300,000

### 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

402/30 ST ANDREWS PLACE EAST MELBOURNE VIC 3002	\$2,355,000	09-Dec-23
LOT 71/190 ALBERT STREET EAST MELBOURNE VIC 3002	\$2,068,000	19-Aug-23
25 HAYES LANE EAST MELBOURNE VIC 3002	\$2,000,000	27-Oct-23

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: 14 February 2024



**402/30 ST ANDREWS PLACE EAST** Sold Price <sup>RS</sup> **\$2,355,000** <sup>UN</sup> Sold Date **09-Dec-23**  
**MELBOURNE VIC 3002**

2 2 2

Distance **0.67km**



**LOT 71/190 ALBERT STREET EAST** Sold Price **\$2,068,000** Sold Date **19-Aug-23**  
**MELBOURNE VIC 3002**

3 2 -

Distance **1.06km**



**25 HAYES LANE EAST** Sold Price **\$2,000,000** Sold Date **27-Oct-23**  
**MELBOURNE VIC 3002**

3 2 2

Distance **1.14km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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