

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

402P/191 Powlett 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$814,999

Property type

Unit

Suburb

East Melbourne

Period-from

01 Nov 2020

to

31 Oct 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

608V/162 Albert Street East Melbourne VIC 3002	\$730,000	25-Jul-21
105A/158 Albert Street East Melbourne VIC 3002	\$750,000	13-Aug-21
113K/211 Powlett Street East Melbourne VIC 3002	\$599,000	11-Jun-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: 22 November 2021



**608V/162 Albert Street East
Melbourne VIC 3002**

2 1 1

Sold Price

^{RS}

\$730,000

Sold Date

25-Jul-21

Distance

0.05km



**105A/158 Albert Street East
Melbourne VIC 3002**

2 2 1

Sold Price

^{RS}

\$750,000

^{UN}

Sold Date

13-Aug-21

Distance

0.08km



**113K/211 Powlett Street East
Melbourne VIC 3002**

2 1 1

Sold Price

^{RS}

\$599,000

Sold Date

11-Jun-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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