

## 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

30/155 POWLETT STREET 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

\$595,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Mar 2021

to

28 Feb 2022

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

10/100 HOTHAM STREET EAST MELBOURNE VIC 3002	\$740,000	21-Jan-22
8/18-30 GREY STREET EAST MELBOURNE VIC 3002	\$767,500	21-Oct-21
303/9-19 EADES STREET EAST MELBOURNE VIC 3002	\$645,000	01-Oct-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 March 2022

OPEN FOR INSPECTION  
POLICYAs of Friday 12th October 2021 the following procedures  
will be in place at all Caine Real Estate inspections:CAINE | REAL ESTATE  
Contact our office on 03 9412 8800 for more information10/100 HOTHAM STREET EAST  
MELBOURNE VIC 3002

2

1

-

Sold Price

\$740,000

Sold Date

21-Jan-22

Distance

-

8/18-30 GREY STREET EAST  
MELBOURNE VIC 3002

1

1

1

Sold Price

\$767,500

Sold Date

21-Oct-21

Distance

-

303/9-19 EADES STREET EAST  
MELBOURNE VIC 3002

1

1

1

Sold Price

\$645,000

Sold Date

01-Oct-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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