Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	sale
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Address Including suburb and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$6,000,000	&	\$6,600,000
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Median sale price

Median price	\$3,558,000	Pro	perty Type	House		Suburb	East Melbourne
Period - From	01/04/2022	to	31/03/2023		Source	REIV	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	114 Vale St EAST MELBOURNE 3002	\$6,600,000	17/03/2023
2	10 Powlett St EAST MELBOURNE 3002	\$6,350,000	19/05/2023
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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 six months.

This Statement of Information was prepared on:	26/06/2023 12:49



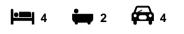
Date of sale



Joe Doyle 03 9553 8300 0435 937 864 joe@nickjohnstone.com.au

Indicative Selling Price \$6,000,000 - \$6,600,000 Median House Price Year ending March 2023: \$3,558,000





Property Type: Surgery **Land Size:** 494 sqm approx

Agent Comments

Comparable Properties



114 Vale St EAST MELBOURNE 3002 (REI)

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Agent Comments

Agent Comments

Price: \$6,600,000 Method: Private Sale Date: 17/03/2023 Property Type: House



10 Powlett St EAST MELBOURNE 3002 (REI)

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Price: \$6,350,000

Method: Expression of Interest

Date: 19/05/2023

Property Type: House (Res)

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 six months.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



