

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

206/279 WELLINGTON PARADE SOUTH 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$784,999

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jun 2022

to

31 May 2023

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

1003/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$310,000	12-May-23
407/250 CITY ROAD SOUTHBANK VIC 3006	\$324,000	13-May-23
1604/7 KATHERINE PLACE MELBOURNE VIC 3000	\$325,000	06-Feb-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.~~

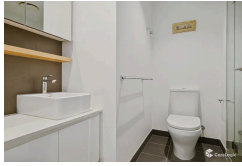
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Cici Yang

P 03 7036 6886

M 0452631220

E cici@cedarelm.com.au



**1003/315-321 LA TROBE STREET
MELBOURNE VIC 3000**

Sold Price

\$310,000

Sold Date

12-May-23

1

1

-

Distance

1.55km

**407/250 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$324,000

Sold Date

13-May-23

1

1

-

Distance

1.76km

**1604/7 KATHERINE PLACE
MELBOURNE VIC 3000**

Sold Price

\$325,000

Sold Date

06-Feb-23

1

1

-

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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