

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

202/201 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

or range
between

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Oct 2022

to

30 Sep 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

3/2 DICKENS STREET RICHMOND VIC 3121	\$455,000	30-Jun-23
2/22 STANLEY STREET COLLINGWOOD VIC 3066	\$452,000	24-May-23
13/22 STANLEY STREET COLLINGWOOD VIC 3066	\$440,000	31-Mar-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: 25 October 2023



**3/2 DICKENS STREET RICHMOND
VIC 3121**

2 1 -

Sold Price

\$455,000

Sold Date

30-Jun-23

Distance

2.35km



**2/22 STANLEY STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price

\$452,000

Sold Date

24-May-23

Distance

0.88km



**13/22 STANLEY STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price

\$440,000

Sold Date

31-Mar-23

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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