

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

507/166 Wellington Parade 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jun 2019

to

31 May 2020

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

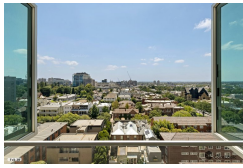
Date of sale

1006/166 Wellington Parade East Melbourne VIC 3002	\$500,000	26-Feb-20
214/279 Wellington Parade South East Melbourne VIC 3002	\$510,000	31-Mar-20

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: 10 June 2020

**1006/166 Wellington Parade East
Melbourne VIC 3002**

1 1 1

Sold Price

\$500,000 Sold Date **26-Feb-20**Distance **0.02km****214/279 Wellington Parade South
East Melbourne VIC 3002**

1 1 1

Sold Price

^{RS} **\$510,000** Sold Date **31-Mar-20**Distance **0.75km****RS** = Recent sale**UN** = Undisclosed Sale

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