

## 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

39/22-36 Agnes 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

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$877,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Sep 2020

to

31 Aug 2021

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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 7/21-25 Powlett Street East Melbourne VIC 3002 | \$780,000 | 18-Aug-21 |
| 4/62-64 Simpson Street East Melbourne VIC 3002 | \$882,000 | 01-Jun-21 |
| 7/102 Albert Street East Melbourne VIC 3002    | \$905,000 | 10-Jul-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: 30 September 2021

**7/21-25 Powlett Street East  
Melbourne VIC 3002**

2 1 1

Sold Price **\$780,000** Sold Date **18-Aug-21**Distance **0.47km****4/62-64 Simpson Street East  
Melbourne VIC 3002**

2 1 1

Sold Price **\$882,000** Sold Date **01-Jun-21**Distance **0.78km****7/102 Albert Street East Melbourne  
VIC 3002**

2 1 1

Sold Price <sup>RS</sup> **\$905,000** Sold Date **10-Jul-21**Distance **1.04km****RS** = Recent sale**UN** = Undisclosed Sale

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