

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

69/1-27 Wellington Crescent 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

\$1,250,000

&

\$1,350,000

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

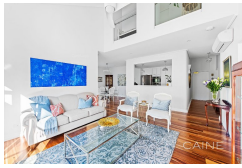
Date of sale

45/201 Wellington Parade South East Melbourne VIC 3002	\$1,525,000	26-May-21
15/102-104 Jolimont Road East Melbourne VIC 3002	\$1,000,000	11-Apr-21
41/400 Victoria Parade East Melbourne VIC 3002	\$1,270,000	10-Apr-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: 27 September 2021

**45/201 Wellington Parade South
East Melbourne VIC 3002**

3 2 1

Sold Price **\$1,525,000** Sold Date **26-May-21**Distance **0.08km****15/102-104 Jolimont Road East
Melbourne VIC 3002**

2 2 1

Sold Price **\$1,000,000** Sold Date **11-Apr-21**Distance **0.11km****41/400 Victoria Parade East
Melbourne VIC 3002**

3 2 1

Sold Price **\$1,270,000** Sold Date **10-Apr-21**Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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