

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

104/1-9 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

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Apr 2021

to

31 Mar 2022

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

G1/280 ALBERT STREET EAST MELBOURNE VIC 3002	\$1,810,000	19-Nov-21
407/18 COPPIN STREET RICHMOND VIC 3121	\$1,650,000	29-Mar-22
62/1-15 QUEENSBERRY STREET CARLTON VIC 3053	\$1,600,000	10-Dec-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: 06 April 2022

**61/280 ALBERT STREET EAST
MELBOURNE VIC 3002**

2 2 1

Sold Price **\$1,810,000** Sold Date **19-Nov-21**

Distance -

**407/18 COPPIN STREET
RICHMOND VIC 3121**

3 2 2

Sold Price ^{RS} **\$1,650,000** Sold Date **29-Mar-22**Distance **1.64km****62/1-15 QUEENSBERRY STREET
CARLTON VIC 3053**

2 2 1

Sold Price **\$1,600,000** Sold Date **10-Dec-21**Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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