

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

20/22-36 AGNES 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$784,999

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jul 2022

to

30 Jun 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

2/343 WELLINGTON STREET COLLINGWOOD VIC 3066	\$830,000	18-May-23
5/86-90 HOTHAM STREET EAST MELBOURNE VIC 3002	\$851,000	15-Apr-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: 05 July 2023

**2/343 WELLINGTON STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price

^{RS}**\$830,000**

Sold Date

18-May-23

Distance

2.64km**5/86-90 HOTHAM STREET EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price

^{RS}**\$851,000**

Sold Date

15-Apr-23

Distance

0.77km**RS** = Recent sale**UN** = Undisclosed Sale

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