

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	3/8 Wellington Crescent, East Melbourne Vic 3002
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$900,000	&	\$950,000
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Median sale price

Median price	\$4,212,500	Hou	ise X	Unit		Su	ıburb	East Melbourne
Period - From	01/10/2016	to	30/09/2017		Source	REIV		

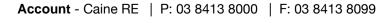
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	31/201 Wellington Pde EAST MELBOURNE 3002	\$922,000	27/09/2017
2	5/129 Hoddle St RICHMOND 3121	\$900,000	15/10/2017
3	1/20 Docker St RICHMOND 3121	\$840,000	10/10/2017

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 six months.







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Property Type: Unit

Land Size: 3697 sqm approx

Agent Comments

Indicative Selling Price \$900,000 - \$950,000 **Median House Price** Year ending September 2017: \$4,212,500

Comparable Properties

31/201 Wellington Pde EAST MELBOURNE 3002 (VG)





Agent Comments

Located in the same complex, but different building.

Price: \$922,000 Method: Sale Date: 27/09/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

5/129 Hoddle St RICHMOND 3121 (REI)









Price: \$900.000 Method: Private Sale Date: 15/10/2017

Rooms: -

Property Type: Apartment

Agent Comments



1/20 Docker St RICHMOND 3121 (VG)

1 2





Price: \$840.000 Method: Sale Date: 10/10/2017

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments

Account - Caine RE | P: 03 8413 8000 | F: 03 8413 8099





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