

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	3/8 Wellington Crescent, East Melbourne Vic 3002
---	--

Indicative selling price

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

Range between	\$900,000	&	\$950,000
---------------	-----------	---	-----------

Median sale price

Median price	\$4,212,500	House	X	Unit		Suburb	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.

	Address 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.~~



 2  2 

Rooms:
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)

 2  -  -

Price: \$922,000
Method: Sale
Date: 27/09/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Located in the same complex, but different building.



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)

 2  -  -

Price: \$840,000
Method: Sale
Date: 10/10/2017
Rooms: -
Property Type: Subdivided Unit/Villa/Townhouse
 - Single OYO Unit

Agent Comments