

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

3/27-31 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Mar 2020

to

28 Feb 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

6/100 Hotham Street East Melbourne VIC 3002	\$1,050,000	14-Nov-20
2/9-15 Palmer Street East Melbourne VIC 3002	\$829,999	07-Dec-20
11/246 Albert Street East Melbourne VIC 3002	\$715,000	23-Jan-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: 02 March 2021



6/100 Hotham Street East Melbourne VIC 3002

2 1 1

Sold Price **\$1,050,000** Sold Date **14-Nov-20**

Distance **0.26km**

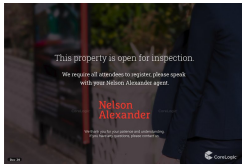


2/9-15 Palmer Street East Melbourne VIC 3002

1 1 1

Sold Price **\$829,999** Sold Date **07-Dec-20**

Distance **0.45km**



11/246 Albert Street East Melbourne VIC 3002

1 1 -

Sold Price ^{RS} **\$715,000** Sold Date **23-Jan-21**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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