

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

4/2-4 Wellington Crescent 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jan 2020

to

31 Dec 2020

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

24/201 Wellington Parade South East Melbourne VIC 3002	\$1,024,999	28-Oct-20
6/100 Hotham Street East Melbourne VIC 3002	\$1,050,000	14-Nov-20
502/158 Albert Street East Melbourne VIC 3002	\$1,310,000	20-Jul-20

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: 20 January 2021



24/201 Wellington Parade South East Melbourne VIC 3002

2 2 2

Sold Price

\$1,024,999

Sold Date

28-Oct-20

Distance

0.13km



6/100 Hotham Street East Melbourne VIC 3002

2 1 1

Sold Price

\$1,050,000

Sold Date

14-Nov-20

Distance

0.94km



502/158 Albert Street East Melbourne VIC 3002

2 2 1

Sold Price

\$1,310,000

Sold Date

20-Jul-20

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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