

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

1/18-30 GREY 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

34/155 POWLETT STREET EAST MELBOURNE VIC 3002	\$675,000	15-May-23
503/9-19 EADES STREET EAST MELBOURNE VIC 3002	\$655,000	06-Sep-23
19/1-27 WELLINGTON CRESCENT EAST MELBOURNE VIC 3002	\$665,000	16-Nov-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: 26 March 2024



**34/155 POWLETT STREET EAST
 MELBOURNE VIC 3002**

 1  1  1

Sold Price **\$675,000** Sold Date **15-May-23**

Distance **0.4km**



**503/9-19 EADES STREET EAST
 MELBOURNE VIC 3002**

 1  1  1

Sold Price **\$655,000** Sold Date **06-Sep-23**

Distance **0.86km**



**19/1-27 WELLINGTON CRESCENT
 EAST MELBOURNE VIC 3002**

 1  1  1

Sold Price **\$665,000** Sold Date **16-Nov-23**

Distance **1.22km**

RS = Recent sale UN = Undisclosed Sale

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