

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

G2/211 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

\$575,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

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

106/201 POWLETT STREET EAST MELBOURNE VIC 3002	\$620,000	04-Jul-23
710/162 ALBERT STREET EAST MELBOURNE VIC 3002	\$585,000	21-Aug-23
402/75 WELLINGTON STREET COLLINGWOOD VIC 3066	\$575,000	09-May-17

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: 10 October 2023



**106/201 POWLETT STREET EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price

\$620,000

Sold Date

04-Jul-23

Distance

0.02km



**710/162 ALBERT STREET EAST
MELBOURNE VIC 3002**

2 1 2

Sold Price

\$585,000

Sold Date

21-Aug-23

Distance

0.05km



**402/75 WELLINGTON STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price

\$575,000

Sold Date

09-May-17

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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