

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

16/53 Powlett Street, East Melbourne Vic 3002

Indicative selling price

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

Single price

\$469,000

Median sale price

Median price

\$740,000

Property Type

Unit

Suburb

East Melbourne

Period - From

01/04/2023

to

30/06/2023

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	13/24 Little Bourke St MELBOURNE 3000	\$475,000	05/06/2023
2	223/3 Hoddle St COLLINGWOOD 3066	\$450,188	08/08/2023
3			

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.

This Statement of Information was prepared on:

05/09/2023 14:06

16/53 Powlett Street, East Melbourne Vic 3002

Jason Isaacs

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Indicative Selling Price

\$469,000

Median Unit Price

June quarter 2023: \$740,000



1 1 0

Property Type: Apartment

Agent Comments

Comparable Properties



13/24 Little Bourke St MELBOURNE 3000 (REI/VG)

Agent Comments

1 1 -

Price: \$475,000

Method: Private Sale

Date: 05/06/2023

Property Type: Apartment



223/3 Hoddle St COLLINGWOOD 3066 (REI)

Agent Comments

1 1 1

Price: \$450,188

Method: Private Sale

Date: 08/08/2023

Property Type: Apartment

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.

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018