

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

201/144-146 Jolimont Road 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

\$1,850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jul 2019

to

30 Jun 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

301/144-146 Jolimont Road East Melbourne VIC 3002	\$2,470,000	25-Mar-20
21/211 Wellington Parade South East Melbourne VIC 3002	\$1,625,000	11-Feb-20
803/30 St Andrews Place East Melbourne VIC 3002	\$2,050,000	14-Mar-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: 23 July 2020


**301/144-146 Jolimont Road East
Melbourne VIC 3002**
 3
  3
  2

 Sold Price ^{RS} **\$2,470,000** Sold Date **25-Mar-20**

Distance -


**21/211 Wellington Parade South
East Melbourne VIC 3002**
 2
  2
  2

 Sold Price **\$1,625,000** Sold Date **11-Feb-20**

 Distance **0.13km**

**803/30 St Andrews Place East
Melbourne VIC 3002**
 2
  2
  2

 Sold Price **\$2,050,000** Sold Date **14-Mar-20**

 Distance **0.67km**
RS = Recent sale

UN = Undisclosed Sale

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