

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

706/133-143 Jolimont Road, East Melbourne Vic 3002

Indicative selling price

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

Range between \$190,000 & \$209,000

Median sale price

Median price \$851,000 Property Type Unit Suburb East Melbourne

Period - From 08/09/2022 to 07/09/2023 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	202/45 Victoria Pde COLLINGWOOD 3066	\$205,000	01/08/2023
2	1111/43 Therry St MELBOURNE 3000	\$200,000	02/08/2023
3	503/133 Jolimont Rd EAST MELBOURNE 3002	\$182,500	03/04/2023

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: 08/09/2023 12:46

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Indicative Selling Price

\$190,000 - \$209,000

Median Unit Price

08/09/2022 - 07/09/2023: \$851,000



Property Type:

Agent Comments

Comparable Properties



202/45 Victoria Pde COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$205,000

Method: Private Sale

Date: 01/08/2023

Property Type: Apartment



1111/43 Therry St MELBOURNE 3000 (REI)

Agent Comments



Price: \$200,000

Method: Private Sale

Date: 02/08/2023

Property Type: Apartment



503/133 Jolimont Rd EAST MELBOURNE 3002 (REI/VG)

Agent Comments



Price: \$182,500

Method: Private Sale

Date: 03/04/2023

Property Type: Apartment

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