

## 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

16/187 GEORGE STREET EAST MELBOURNE VIC 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$465,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

12/27-31 POWLETT STREET EAST MELBOURNE VIC 3002	\$535,000	23-Mar-24
103/211 POWLETT STREET EAST MELBOURNE VIC 3002	\$515,000	14-Feb-24
402C/170 ALBERT STREET EAST MELBOURNE VIC 3002	\$475,500	21-Feb-24

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: 11 April 2024



**12/27-31 POWLETT STREET EAST  
MELBOURNE VIC 3002**

Sold Price

RS

**\$535,000**

Sold Date

**23-Mar-24**

 1  1  1

Distance

**0.07km**



**103/211 POWLETT STREET EAST  
MELBOURNE VIC 3002**

Sold Price

**\$515,000**

Sold Date

**14-Feb-24**

 1  1  1

Distance

**0.66km**



**402C/170 ALBERT STREET EAST  
MELBOURNE VIC 3002**

Sold Price

**\$475,500**

Sold Date

**21-Feb-24**

 1  1  1

Distance

**0.66km**

RS = Recent sale

UN = Undisclosed Sale

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