

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

P1/191 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$769,999

Property type

Unit

Suburb

East Melbourne

Period-from

01 May 2022

to

30 Apr 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

6/19-21 ALBERT STREET EAST MELBOURNE VIC 3002	\$485,000	16-Dec-22
403/201 POWLETT STREET EAST MELBOURNE VIC 3002	\$500,000	14-Oct-22
16/12 HOWARD STREET RICHMOND VIC 3121	\$475,000	07-Mar-23

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.~~

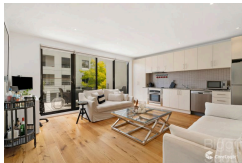
This Statement of Information was prepared on: 30 May 2023

**6/19-21 ALBERT STREET EAST
MELBOURNE VIC 3002**

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Sold Price ^{RS} **\$485,000** ^{UN} Sold Date **16-Dec-22**Distance **0.43km****403/201 POWLETT STREET EAST
MELBOURNE VIC 3002**

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Sold Price **\$500,000** Sold Date **14-Oct-22**Distance **0.04km****16/12 HOWARD STREET
RICHMOND VIC 3121**

1 1 1

Sold Price **\$475,000** Sold Date **07-Mar-23**Distance **2.77km****RS** = Recent sale**UN** = Undisclosed Sale

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