

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

11/9-15 PALMER 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

or range
between

\$725,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

10/22-36 AGNES STREET EAST MELBOURNE VIC 3002	\$805,000	02-Dec-23
44/1-27 WELLINGTON CRESCENT EAST MELBOURNE VIC 3002	\$770,000	30-Sep-23
7/22-36 AGNES STREET EAST MELBOURNE VIC 3002	\$701,000	02-Mar-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: 27 March 2024



**10/22-36 AGNES STREET EAST
MELBOURNE VIC 3002**

 1  1  1

Sold Price **\$805,000** Sold Date **02-Dec-23**

Distance **0.06km**



**44/1-27 WELLINGTON CRESCENT
EAST MELBOURNE VIC 3002**

 1  1  1

Sold Price **\$770,000** Sold Date **30-Sep-23**

Distance **0.22km**



**7/22-36 AGNES STREET EAST
MELBOURNE VIC 3002**

 1  1  1

Sold Price ^{RS} **\$701,000** Sold Date **02-Mar-24**

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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