

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

21/211 Wellington Parade South 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

\$1,600,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jan 2019

to

31 Dec 2019

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

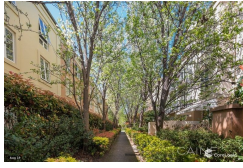
Date of sale

36/201 Wellington Parade South East Melbourne VIC 3002	\$1,475,000	06-Sep-19
59/1-27 Wellington Crescent East Melbourne VIC 3002	\$1,260,000	21-Sep-19

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: 09 January 2020

**36/201 Wellington Parade South
East Melbourne VIC 3002**

3 2 2

Sold Price ^{RS} **\$1,475,000** Sold Date **06-Sep-19**Distance **0.06km****59/1-27 Wellington Crescent East
Melbourne VIC 3002**

3 2 2

Sold Price **\$1,260,000** Sold Date **21-Sep-19**Distance **0.07km****RS** = Recent sale**UN** = Undisclosed Sale

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