Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property 2 1	y offered	for sal	е
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Address	41/1 Wellington Crescent, East Melbourne Vic 3002
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,425,000

Median sale price

Median price \$865,500	Pro	pperty Type Uni	t	Suburb	East Melbourne
Period - From 30/11/2022	to	29/11/2023	Sourc	ceREIV	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Auditor of Companies property			
1	1/211 Wellington Pde.S EAST MELBOURNE 3002	\$1,365,000	28/10/2023
2			
3			

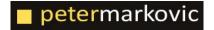
OR

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:	30/11/2023 15:40



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$1,425,000 Median Unit Price 30/11/2022 - 29/11/2023: \$865,500

Comparable Properties



1/211 Wellington Pde.S EAST MELBOURNE

3002 (REI)

Price: \$1,365,000 **Method:** Auction Sale **Date:** 28/10/2023

Property Type: Apartment

Agent Comments

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.

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