

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 41/1 Wellington Crescent, East Melbourne Vic 3002

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 Property Type Unit Suburb East Melbourne

Period - From 30/11/2022 to 29/11/2023 Source REIV

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 six 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
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



 3  1  1

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)**

Agent Comments

 2  2  2

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

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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