

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

101/191 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

or range
between

\$445,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jan 2023

to

31 Dec 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

223/3 HODDLE STREET COLLINGWOOD VIC 3066	\$450,187	08-Aug-23
808/33 JUDD STREET RICHMOND VIC 3121	\$470,000	21-Dec-23
208/31 NAPOLEON STREET COLLINGWOOD VIC 3066	\$460,000	12-Aug-13

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: 17 January 2024



**223/3 HODDLE STREET
COLLINGWOOD VIC 3066**

Sold Price

\$450,187 Sold Date **08-Aug-23**

1 1 1

Distance **0.45km**



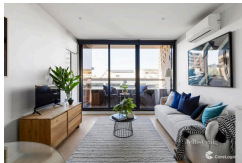
**808/33 JUDD STREET RICHMOND
VIC 3121**

Sold Price

^{RS} **\$470,000** ^{UN} Sold Date **21-Dec-23**

1 1 -

Distance **1.21km**



**208/31 NAPOLEON STREET
COLLINGWOOD VIC 3066**

Sold Price

\$460,000 Sold Date **12-Aug-13**

1 1 1

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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