

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

816/133-143 JOLIMONT ROAD 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

5001/568-580 COLLINS STREET MELBOURNE VIC 3000	\$350,000	18-Jul-24
506/18 RUSSELL PLACE MELBOURNE VIC 3000	\$375,000	16-Jul-24
408/155 BOURKE STREET MELBOURNE VIC 3000	\$365,000	19-May-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: 30 July 2024



**5001/568-580 COLLINS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

^{RS}

\$350,000

Sold Date

18-Jul-24

Distance

2km



**506/18 RUSSELL PLACE
MELBOURNE VIC 3000**

 1  1  -

Sold Price

^{RS}

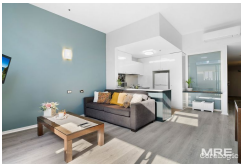
\$375,000

Sold Date

16-Jul-24

Distance

1.07km



**408/155 BOURKE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$365,000

Sold Date

19-May-24

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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