

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

8/53 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

Unit

Suburb

East Melbourne

Period-from

01 May 2021

to

30 Apr 2022

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

23/53 POWLETT STREET EAST MELBOURNE VIC 3002	\$490,000	-
12A/53 POWLETT STREET EAST MELBOURNE VIC 3002	\$560,428	-
11/23 HOTHAM STREET EAST MELBOURNE VIC 3002	\$515,000	07-Apr-22

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: 04 May 2022


**23/53 POWLETT STREET EAST
MELBOURNE VIC 3002**

- 1 -

Sold Price

\$490,000

Sold Date

-

Distance

-


**12A/53 POWLETT STREET EAST
MELBOURNE VIC 3002**

1 1 1

Sold Price

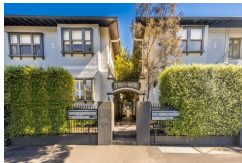
\$560,428

Sold Date

-

Distance

-


**11/23 HOTHAM STREET EAST
MELBOURNE VIC 3002**

1 1 -

Sold Price

^{RS} **\$515,000**

Sold Date

07-Apr-22

Distance

0.42km**RS** = Recent sale**UN** = Undisclosed Sale

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