

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

8/22 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

\$2,100,000

&

\$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

Unit

Suburb

East Melbourne

Period-from

01 Feb 2021

to

31 Jan 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

Address of comparable property	Price	Date of sale
901/182 Wellington Parade East Melbourne VIC 3002	\$2,420,000	18-Nov-21

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: 01 February 2022



**901/182 Wellington Parade East
Melbourne VIC 3002**

 2  2  2

Sold Price

\$2,420,000

Sold Date

18-Nov-21

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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