

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

14/187 GEORGE 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

\$485,000

&

\$510,000

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

| | | |
|--|-----------|-----------|
| 16/187 GEORGE STREET EAST MELBOURNE VIC 3002 | \$503,000 | 27-Apr-24 |
| 403/41 PEEL STREET COLLINGWOOD VIC 3066 | \$512,000 | 05-Jul-24 |
| 102/40 STANLEY STREET COLLINGWOOD VIC 3066 | \$500,000 | 01-Mar-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: 31 July 2024



**16/187 GEORGE STREET EAST
MELBOURNE VIC 3002**

1 1 -

Sold Price **\$503,000** Sold Date **27-Apr-24**

Distance **0km**

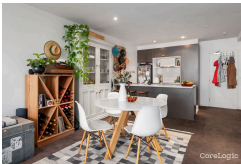


**403/41 PEEL STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price ^{RS} **\$512,000** Sold Date **05-Jul-24**

Distance **1.12km**



**102/40 STANLEY STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$500,000** Sold Date **01-Mar-24**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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