

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

17/201 Wellington Parade South 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$829,999

Property type

Unit

Suburb

East Melbourne

Period-from

01 Mar 2021

to

28 Feb 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

10/100 Hotham Street East Melbourne VIC 3002	\$740,000	21-Jan-22
5/174 George Street East Melbourne VIC 3002	\$770,000	23-Dec-21
215/280 Albert Street East Melbourne VIC 3002	\$705,000	06-Oct-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: 02 March 2022

**10/100 Hotham Street East
Melbourne VIC 3002**

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Sold Price **\$740,000** Sold Date **21-Jan-22**Distance **0.82km****5/174 George Street East
Melbourne VIC 3002**

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Sold Price **\$770,000** Sold Date **23-Dec-21**Distance **0.59km****215/280 Albert Street East
Melbourne VIC 3002**

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Sold Price ^{RS} **\$705,000** Sold Date **06-Oct-21**Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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