

## 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

301/191 POWLETT STREET EAST MELBOURNE VIC 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Flats

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

2707/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$700,000	01-Jul-24
113/6 LORD STREET RICHMOND VIC 3121	\$680,000	03-Jun-24
702/75 WELLINGTON STREET COLLINGWOOD VIC 3066	\$705,000	07-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: 24 July 2024



**2707/22-24 JANE BELL LANE  
MELBOURNE VIC 3000**

 2  1  -

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date

**01-Jul-24**

Distance

**1.73km**



**113/6 LORD STREET RICHMOND  
VIC 3121**

 2  1  -

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**03-Jun-24**

Distance

**1.95km**



**702/75 WELLINGTON STREET  
COLLINGWOOD VIC 3066**

 2  1  1

Sold Price

**\$705,000**

Sold Date

**07-May-24**

Distance

**0.41km**

RS = Recent sale

UN = Undisclosed Sale

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