

# 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 4/35 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)

Range between \$750,000 & \$820,000

### Median sale price

Median price \$648,000 Property Type Unit Suburb East Melbourne

Period - From 01/04/2024 to 30/06/2024 Source REIV

### 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 six 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
1	15/102 Albert St EAST MELBOURNE 3002	\$795,000	06/09/2024
2	33a/8 Wellington Cr EAST MELBOURNE 3002	\$760,000	12/07/2024
3	15/165 Hotham St EAST MELBOURNE 3002	\$765,000	24/06/2024

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 six months.~~

This Statement of Information was prepared on: 02/10/2024 12:39



**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**  
\$750,000 - \$820,000  
**Median Unit Price**  
June quarter 2024: \$648,000

## Comparable Properties



**15/102 Albert St EAST MELBOURNE 3002 (REI)**

Agent Comments



**Price:** \$795,000  
**Method:** Sold Before Auction  
**Date:** 06/09/2024  
**Property Type:** Apartment



**33a/8 Wellington Cr EAST MELBOURNE 3002 (REI/VG)**

Agent Comments



**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 12/07/2024  
**Property Type:** Apartment



**15/165 Hotham St EAST MELBOURNE 3002 (REI/VG)**

Agent Comments



**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 24/06/2024  
**Property Type:** Apartment

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811



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