

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

7/22-36 AGNES 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

14/1-27 WELLINGTON CRESCENT EAST MELBOURNE VIC 3002	\$600,000	16-Jan-24
19/1-27 WELLINGTON CRESCENT EAST MELBOURNE VIC 3002	\$665,000	16-Nov-23
2/27-31 POWLETT STREET EAST MELBOURNE VIC 3002	\$680,000	11-Dec-23

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: 06 February 2024



**14/1-27 WELLINGTON CRESCENT
EAST MELBOURNE VIC 3002**

Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **16-Jan-24**

 1  1  -

Distance **0.19km**



**19/1-27 WELLINGTON CRESCENT
EAST MELBOURNE VIC 3002**

Sold Price **\$665,000** Sold Date **16-Nov-23**

 1  1  1

Distance **0.2km**



**2/27-31 POWLETT STREET EAST
MELBOURNE VIC 3002**

Sold Price **\$680,000** Sold Date **11-Dec-23**

 2  1  1

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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