

## 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

19/108-114 GEORGE 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

\$525,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

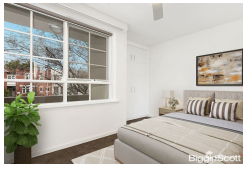
Date of sale

3/86-90 HOTHAM STREET EAST MELBOURNE VIC 3002	\$582,000	28-Sep-23
12/101-107 GIPPS STREET EAST MELBOURNE VIC 3002	\$530,000	13-Oct-23
5/21-23 HOTHAM STREET EAST MELBOURNE VIC 3002	\$595,000	15-Jul-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: 08 November 2023



**3/86-90 HOTHAM STREET EAST  
MELBOURNE VIC 3002**

1 1 1

Sold Price

<sup>RS</sup> **\$582,000**

Sold Date **28-Sep-23**

Distance **0.13km**



**12/101-107 GIPPS STREET EAST  
MELBOURNE VIC 3002**

1 1 1

Sold Price

<sup>RS</sup> **\$530,000**

Sold Date **13-Oct-23**

Distance **0.19km**



**5/21-23 HOTHAM STREET EAST  
MELBOURNE VIC 3002**

1 1 1

Sold Price

**\$595,000**

Sold Date **15-Jul-23**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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