

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

804/182 Wellington Parade 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

\$2,950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Mar 2019

to

29 Feb 2020

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

606/182 Wellington Parade East Melbourne VIC 3002	\$2,400,250	28-Oct-19
1/16-18 Agnes Street East Melbourne VIC 3002	\$3,750,000	09-Nov-19

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: 26 March 2020



**606/182 Wellington Parade East
Melbourne VIC 3002**

2 2 2

Sold Price

\$2,400,250

Sold Date

28-Oct-19

Distance

-



**1/16-18 Agnes Street East
Melbourne VIC 3002**

4 3 2

Sold Price

\$3,750,000

Sold Date

09-Nov-19

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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