

# Top Lane

## Statement of Information

## Internet advertising for single residential property located within the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address **106, 201 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 **\$625,000**

or range between

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### Median sale price

(\*Delete house or unit as applicable)

Median price **\$857,500**

\*House

\*Unit



Suburb  
or locality **East Melbourne**

Period **01 April 2022 to 31 March 2023**

Source **Pricefinder**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last twelve 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
403/162 ALBERT STREET, EAST MELBOURNE VIC 3002	\$625,000	23/03/2023
117/201 POWLETT STREET, EAST MELBOURNE VIC 3002	\$595,000	23/02/2023
801/162 ALBERT STREET, EAST MELBOURNE VIC 3002	\$590,000	07/02/2023

This statement of information was prepared on 13/06/2023.