

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

59/1-27 Wellington Crescent 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

\$1,050,000

&amp;

\$1,150,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

\*House

\*Unit

X

Suburb

East Melbourne

Period-from

01 Aug 2018

to

31 Jul 2019

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

36/211 Wellington Parade South East Melbourne VIC 3002	\$1,461,000	21-May-19
503/153-155 Wellington Parade South East Melbourne VIC 3002	\$1,065,000	22-May-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: 28 August 2019

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**36/211 Wellington Parade South  
East Melbourne VIC 3002** 3  2  2

Sold Price

**\$1,461,000**

Sold Date

**21-May-19**

Distance

**0.07km****503/153-155 Wellington Parade  
South East Melbourne VIC 3002** 2  1  1

Sold Price

**\$1,065,000**

Sold Date

**22-May-19**

Distance

**0.13km**

RS = Recent sale

UN = Undisclosed Sale

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