

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

29/400 VICTORIA 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

\$1,125,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$829,999

Property type

Unit

Suburb

East Melbourne

Period-from

01 Mar 2021

to

28 Feb 2022

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

40/400 VICTORIA PARADE EAST MELBOURNE VIC 3002	\$1,160,000	30-Nov-21
18/201 WELLINGTON PARADE SOUTH EAST MELBOURNE VIC 3002	\$1,150,500	20-Jan-22
P8/189 POWLETT STREET EAST MELBOURNE VIC 3002	\$1,100,000	26-Jan-22

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: 15 March 2022

**40/400 VICTORIA PARADE EAST
MELBOURNE VIC 3002**

3 2 1

Sold Price

\$1,160,000

Sold Date

30-Nov-21

Distance

-

**18/201 WELLINGTON PARADE
SOUTH EAST MELBOURNE VIC
3002**

2 1 3

Sold Price

\$1,150,500

Sold Date

20-Jan-22

Distance

-

**P8/189 POWLETT STREET EAST
MELBOURNE VIC 3002**

- 1 -

Sold Price

^{RS}**\$1,100,000**^{UN}

Sold Date

26-Jan-22

Distance

0.09km**RS** = Recent sale**UN** = Undisclosed Sale

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