

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

P9/191 Powlett Street 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Flats

Suburb

East Melbourne

Period-from

01 May 2020

to

30 Apr 2021

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

502/191 Powlett Street East Melbourne VIC 3002	\$610,000	30-Nov-20
105/27 Oxford Street Collingwood VIC 3066	\$865,000	13-Mar-21
107P/191 Powlett Street East Melbourne VIC 3002	\$909,000	20-Mar-21

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: 04 May 2021



**502/191 Powlett Street East
Melbourne VIC 3002**

2 1 1

Sold Price

\$610,000

Sold Date **30-Nov-20**

Distance

-



**105/27 Oxford Street Collingwood
VIC 3066**

2 2 1

Sold Price

^{RS} **\$865,000**

Sold Date **13-Mar-21**

Distance

0.35km



**107P/191 Powlett Street East
Melbourne VIC 3002**

2 2 1

Sold Price

^{RS} **\$909,000**

Sold Date **20-Mar-21**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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