

## 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

16 Berry 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

\$4,500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,862,500

Property type

House

Suburb

East Melbourne

Period-from

01 Jun 2020

to

31 May 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

50 George Street East Melbourne VIC 3002	\$4,000,000	27-Mar-21
108 Powlett Street East Melbourne VIC 3002	\$4,500,000	20-Nov-20
141 Simpson Street East Melbourne VIC 3002	\$3,500,000	27-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.~~

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# CAINE

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**50 George Street East Melbourne  
VIC 3002**

Sold Price <sup>RS</sup> **\$4,000,000** Sold Date **27-Mar-21**

3 2 2

Distance **0.4km**



**108 Powlett Street East Melbourne  
VIC 3002**

Sold Price **\$4,500,000** Sold Date **20-Nov-20**

3 3 2

Distance **0.67km**



**141 Simpson Street East Melbourne  
VIC 3002**

Sold Price <sup>RS</sup> **\$3,500,000** Sold Date **27-Mar-21**

3 2 2

Distance **0.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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