

## 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

P6/189 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

or range  
between

\$730,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jul 2023

to

30 Jun 2024

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

4/20-26 DOCKER STREET RICHMOND VIC 3121	\$765,000	22-Jun-24
9/117 HARDWARE STREET MELBOURNE VIC 3000	\$750,000	23-Mar-24
50/73 RIVER STREET RICHMOND VIC 3121	\$725,000	10-Dec-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: 08 July 2024



**4/20-26 DOCKER STREET  
RICHMOND VIC 3121**

 2  1  1

Sold Price

<sup>RS</sup> **\$765,000**

Sold Date **22-Jun-24**

Distance **1.74km**



**9/117 HARDWARE STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price

**\$750,000**

Sold Date **23-Mar-24**

Distance **2.24km**



**50/73 RIVER STREET RICHMOND  
VIC 3121**

 2  2  1

Sold Price

**\$725,000**

Sold Date **10-Dec-19**

Distance **2.66km**

RS = Recent sale

UN = Undisclosed Sale

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