

## 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

15 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)

Single price \$5,020,000

## Median sale price

Median price \$3,385,500

House

X

Unit

Suburb East Melbourne

Period - From 01/07/2016

to

30/06/2017

Source REIV

## 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 six 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
1	43 Gore St FITZROY 3065	\$4,900,000	03/06/2017
2	127 Gipps St EAST MELBOURNE 3002	\$4,275,000	20/05/2017
3	138 Powlett St EAST MELBOURNE 3002	\$4,150,000	01/04/2017

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 six months.



 4  3  2 car garage

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$5,020,000  
**Median House Price**  
Year ending June 2017: \$3,385,500

## Comparable Properties



**43 Gore St FITZROY 3065 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$4,900,000  
**Method:** Auction Sale  
**Date:** 03/06/2017  
**Rooms:** -  
**Property Type:** House



**127 Gipps St EAST MELBOURNE 3002 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$4,275,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 321 sqm approx



**138 Powlett St EAST MELBOURNE 3002 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$4,150,000  
**Method:** Auction Sale  
**Date:** 01/04/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 378 sqm approx