

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

32/211 WELLINGTON PARADE SOUTH 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$769,999

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jun 2022

to

31 May 2023

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

8/102-104 JOLIMONT ROAD EAST MELBOURNE VIC 3002	\$1,300,000	21-Mar-23
31/400 VICTORIA PARADE EAST MELBOURNE VIC 3002	\$1,172,000	18-Mar-23

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: 14 June 2023

**8/102-104 JOLIMONT ROAD EAST
MELBOURNE VIC 3002**

2 2 1

Sold Price

\$1,300,000

Sold Date

21-Mar-23

Distance

0.18km**31/400 VICTORIA PARADE EAST
MELBOURNE VIC 3002**

3 2 1

Sold Price

\$1,172,000

Sold Date

18-Mar-23

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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