

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	g8/189 Powlett Street, East Melbourne Vic 3002
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$695,000

Median sale price

Median price	\$915,000	Property Type	Unit	Suburb	East Melbourne
Period - From	01/10/2022	to	31/12/2022	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	7/165 Hotham St EAST MELBOURNE 3002	\$700,000	25/11/2022
2	G01P/191 Powlett St EAST MELBOURNE 3002	\$695,000	22/10/2022
3	813V/162 Albert St EAST MELBOURNE 3002	\$690,000	22/02/2023

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.~~

This Statement of Information was prepared on: 22/03/2023 15:11



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$695,000

Median Unit Price
December quarter 2022: \$915,000

Comparable Properties



7/165 Hotham St EAST MELBOURNE 3002 (REI)

Agent Comments

2 1 1

Price: \$700,000
Method: Sold Before Auction
Date: 25/11/2022
Property Type: Apartment



G01P/191 Powlett St EAST MELBOURNE 3002 (REI)

Agent Comments

2 1 1

Price: \$695,000
Method: Auction Sale
Date: 22/10/2022
Property Type: Unit



813V/162 Albert St EAST MELBOURNE 3002 (REI)

Agent Comments

2 1 1

Price: \$690,000
Method: Private Sale
Date: 22/02/2023
Property Type: Apartment

Account - Burne Property | P: 03 9421 1173 | F: 03 9241 1153