

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

305/166 Wellington Parade 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

\$635,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,750

Property type

Unit

Suburb

East Melbourne

Period-from

01 Nov 2019

to

31 Oct 2020

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

114/45 York Street Richmond VIC 3121	\$648,000	16-Jul-20
405/107 Cambridge Street Collingwood VIC 3066	\$625,000	07-Aug-20
95/33-47 La Trobe Street Melbourne VIC 3000	\$615,000	23-Sep-20

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: 30 November 2020

**114/45 York Street Richmond VIC 3121**

Sold Price

\$648,000

Sold Date

16-Jul-20

2

2

1

Distance

0.83km**405/107 Cambridge Street Collingwood VIC 3066**

Sold Price

\$625,000

Sold Date

07-Aug-20

2

2

1

Distance

1.38km**95/33-47 La Trobe Street Melbourne VIC 3000**

Sold Price

\$615,000

Sold Date

23-Sep-20

2

2

1

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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