

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 302K/211 Powlett Street, East Melbourne Vic 3002

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$550,000 Property Type Unit Suburb East Melbourne

Period - From 01/07/2021 to 30/09/2021 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	7/21 Powlett St EAST MELBOURNE 3002	\$780,000	18/08/2021
2	505/75 Wellington St COLLINGWOOD 3066	\$750,000	23/08/2021
3	4/108 George St EAST MELBOURNE 3002	\$742,000	08/05/2021

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: 07/11/2021 21:59



Rooms: 3

Property Type: Apartment

Land Size: 110 sqm approx

Agent Comments

Comparable Properties



7/21 Powlett St EAST MELBOURNE 3002 (VG) Agent Comments



Price: \$780,000

Method: Sale

Date: 18/08/2021

Property Type: Flat/Unit/Apartment (Res)



505/75 Wellington St COLLINGWOOD 3066 (REI/VG) Agent Comments



Price: \$750,000

Method: Private Sale

Date: 23/08/2021

Property Type: Apartment



4/108 George St EAST MELBOURNE 3002 (REI/VG) Agent Comments



Price: \$742,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Apartment

Land Size: 49 sqm approx