

## 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

8/48-54 Wellington Parade 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) (\*Delete single price or range as applicable)

Single Price

\$260,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Feb 2019

to

31 Jan 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

25/101-103 George Street East Melbourne VIC 3002	\$257,000	07-Nov-19
816/39 Lonsdale Street Melbourne VIC 3000	\$250,000	26-Nov-19
908/238-242 Flinders Street Melbourne VIC 3000	\$230,000	29-Nov-19

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: 18 February 2020


**25/101-103 George Street East  
Melbourne VIC 3002**
 1  1  -

Sold Price

**\$257,000**

 Sold Date **07-Nov-19**

 Distance **0.17km**

**816/39 Lonsdale Street Melbourne  
VIC 3000**
 1  1  -

Sold Price

**\$250,000**

 Sold Date **26-Nov-19**

 Distance **1.7km**

**908/238-242 Flinders Street  
Melbourne VIC 3000**
 1  1  1

Sold Price

**\$230,000**

 Sold Date **29-Nov-19**

 Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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