

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

18/2-4 Wellington Crescent 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

\$975,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jan 2019

to

31 Dec 2019

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

| | | |
|---|-------------|-----------|
| 17/2-4 Wellington Crescent East Melbourne VIC 3002 | \$900,000 | 25-May-19 |
| 59/1-27 Wellington Crescent East Melbourne VIC 3002 | \$1,260,000 | 21-Sep-19 |
| LOT 26/190 Albert Street East Melbourne VIC 3002 | \$1,075,000 | 26-Oct-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: 20 January 2020



**17/2-4 Wellington Crescent East
Melbourne VIC 3002**

2 2 1

Sold Price

\$900,000

Sold Date

25-May-19

Distance

-



**59/1-27 Wellington Crescent East
Melbourne VIC 3002**

3 2 2

Sold Price

\$1,260,000

Sold Date

21-Sep-19

Distance

0.06km



**LOT 26/190 Albert Street East
Melbourne VIC 3002**

2 2 1

Sold Price

\$1,075,000

Sold Date

26-Oct-19

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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