

## 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

158 Powlett Street 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

or range  
between

\$2,700,000

&

\$2,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$3,500,000

Property type

House

Suburb

East Melbourne

Period-from

01 Sep 2020

to

31 Aug 2021

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

141 Simpson Street East Melbourne VIC 3002	\$3,500,000	27-Mar-21
64 Grey Street East Melbourne VIC 3002	\$2,750,000	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.

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# CAINE

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**141 Simpson Street East Melbourne VIC 3002**

Sold Price

**\$3,500,000**

Sold Date

**27-Mar-21**

 3  2  2

Distance

**0.27km**



**64 Grey Street East Melbourne VIC 3002**

Sold Price

**\$2,750,000**

Sold Date

**26-Oct-19**

 3  2  1

Distance

**0.27km**

RS = Recent sale

UN = Undisclosed Sale

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