

## 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

111M/201 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

\$750,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$814,999

Property type

Unit

Suburb

East Melbourne

Period-from

01 Dec 2020

to

30 Nov 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

409/191 Powlett Street East Melbourne VIC 3002	\$850,000	30-Jun-21
P9/191 Powlett Street East Melbourne VIC 3002	\$877,000	29-May-21
7/21-25 Powlett Street East Melbourne VIC 3002	\$780,000	18-Aug-21

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: 02 December 2021

# CAINE

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**409/191 Powlett Street East  
Melbourne VIC 3002**

2 2 1

Sold Price **\$850,000** Sold Date **30-Jun-21**

Distance **0.04km**



**P9/191 Powlett Street East  
Melbourne VIC 3002**

2 2 1

Sold Price **\$877,000** Sold Date **29-May-21**

Distance **0.04km**



**7/21-25 Powlett Street East  
Melbourne VIC 3002**

2 1 1

Sold Price **\$780,000** Sold Date **18-Aug-21**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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