

# 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

301/279 Wellington Parade South, 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)

Range between \$2,650,000 & \$2,750,000

### Median sale price

Median price \$876,000 Property Type Unit Suburb East Melbourne

Period - From 01/10/2020 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	902/279 Wellington Pde.S EAST MELBOURNE 3002	\$2,725,000	05/03/2021
2	701/279 Wellington Pde EAST MELBOURNE 3002	\$2,650,000	14/01/2021
3	901/279 Wellington Pde.S EAST MELBOURNE 3002	\$2,650,000	02/03/2021

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: 11/11/2021 14:26



3 2 2

**Rooms:** 6  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$2,650,000 - \$2,750,000  
**Median Unit Price**  
 Year ending September 2021: \$876,000

## Comparable Properties



**902/279 Wellington Pde.S EAST MELBOURNE 3002 (REI)** **Agent Comments**

3 3 2

**Price:** \$2,725,000  
**Method:** Private Sale  
**Date:** 05/03/2021  
**Property Type:** Apartment



**701/279 Wellington Pde EAST MELBOURNE 3002 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$2,650,000  
**Method:** Private Sale  
**Date:** 14/01/2021  
**Property Type:** Apartment



**901/279 Wellington Pde.S EAST MELBOURNE 3002 (REI)** **Agent Comments**

3 2 2

**Price:** \$2,650,000  
**Method:** Private Sale  
**Date:** 02/03/2021  
**Property Type:** Apartment

**Account** - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371