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	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betwee	\$2,650,000		&		\$2,750,000			
Median sale p	rice							
Median price	\$876,000	Pro	operty Type	Unit			Suburb	East Melbourne
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Add	dress 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



KAY&BURTON





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 Agent Comments 3002 (REI)



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



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



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



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





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