## 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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