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	G1/191 POWLETT STREET EAST MELBOURNE VIC 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$3,495,000	Property type	Other	Suburb	East Melbourne
Period-from	01 Sep 2021	to	31 Aug 2022	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
509/162 ALBERT STREET EAST MELBOURNE VIC 3002	$715,000	24-May-22
1109/162 ALBERT STREET EAST MELBOURNE VIC 3002	$625,000	22-Jun-22
1002E/9 ROBERT STREET COLLINGWOOD VIC 3066	$640,000	13-May-22

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: 26 September 2022

David Wood
P 03 9272 1111
M 0418 315 114
E david.wood@belleproperty.com



509/162 ALBERT STREET EAST MELBOURNE VIC 3002

2 1 1

Sold Price **$715,000** Sold Date **24-May-22**

Distance **0.03km**



1109/162 ALBERT STREET EAST MELBOURNE VIC 3002

2 1 1

Sold Price **$625,000** Sold Date **22-Jun-22**

Distance **0.03km**



1002E/9 ROBERT STREET COLLINGWOOD VIC 3066

2 1 1

Sold Price **$640,000** Sold Date **13-May-22**

Distance **0.45km**

RS = Recent sale **UN** = Undisclosed Sale

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