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	401/151-152 Wellington Parade South, East Melbourne Vic 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $580,000 & $620,000

Median sale price

Median price $777,777 Property Type Unit Suburb East Melbourne

Period - From 01/07/2023 to 30/06/2024 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	402/166 Wellington Pde EAST MELBOURNE 3002	$580,000	19/06/2024
2	601/166 Wellington Pde EAST MELBOURNE 3002	$700,000	22/04/2024
3			

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: 09/08/2024 10:04

401/151-152 Wellington Parade South, East Melbourne Vic 3002



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Property Type:
Agent Comments

Indicative Selling Price
$580,000 - $620,000
Median Unit Price
Year ending June 2024: $777,777

Comparable Properties



402/166 Wellington Pde EAST MELBOURNE 3002 (REI)

2 1 1

Agent Comments

Price: $580,000
Method: Private Sale
Date: 19/06/2024
Property Type: Unit



601/166 Wellington Pde EAST MELBOURNE 3002 (REI/VG)

2 2 1

Agent Comments

Price: $700,000
Method: Private Sale
Date: 22/04/2024
Property Type: Apartment

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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