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	8/191 Powlett Street, East Melbourne Vic 3002

Indicative selling price

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

Single price $830,000

Median sale price

Median price $740,000 Property Type Unit Suburb East Melbourne

Period - From 01/04/2023 to 30/06/2023 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	20/22 Agnes St EAST MELBOURNE 3002	$906,000	29/07/2023
2			
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: 04/08/2023 12:21

8/191 Powlett Street, East Melbourne Vic 3002

Angus Greene
03 8415 6100
0403 749 828
angusgreene@jelliscraig.com.au



2 1 1

Property Type: Apartment
Land Size: 98 sqm approx

Indicative Selling Price
$830,000
Median Unit Price
June quarter 2023: $740,000

Agent Comments

Normal carpark on Title plus an additional parking permit. Storage cage on title. Complex has a rooftop pool and gym

Comparable Properties



20/22 Agnes St EAST MELBOURNE 3002 (REI)

2 1 1

Agent Comments

Price: $906,000
Method: Auction Sale
Date: 29/07/2023
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 - Jellis Craig

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