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	10/37 George Street, East Melbourne Vic 3002

Indicative selling price

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

Range between $350,000 & $385,000

Median sale price

Median price $750,000 Property Type Unit Suburb East Melbourne

Period - From 01/01/2023 to 31/03/2023 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	17/37 George St EAST MELBOURNE 3002	$375,000	04/11/2022
2	4/104 Rowena Pde RICHMOND 3121	$330,000	19/04/2023
3	205/25 Hotham St EAST MELBOURNE 3002	$316,000	20/04/2023

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: 10/05/2023 09:33

10/37 George Street, East Melbourne Vic 3002



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$350,000 - $385,000
Median Unit Price
March quarter 2023: $750,000

Comparable Properties

17/37 George St EAST MELBOURNE 3002 (VG)

1 - -

Agent Comments

Price: $375,000
Method: Sale
Date: 04/11/2022
Property Type: Flat/Unit/Apartment (Res)



4/104 Rowena Pde RICHMOND 3121 (REI)

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Agent Comments

Price: $330,000
Method: Private Sale
Date: 19/04/2023
Property Type: Apartment



205/25 Hotham St EAST MELBOURNE 3002 (REI)

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Agent Comments

Price: $316,000
Method: Private Sale
Date: 20/04/2023
Property Type: Apartment

Account - BigginScott | P: 03 9426 4000

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