

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

37 Gipps Street, East Melbourne Vic 3002

Indicative selling price

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

Range between

\$4,500,000

&

\$4,750,000

Median sale price

Median price

\$3,753,000

Property Type

House

Suburb

East Melbourne

Period - From

01/04/2023

to

31/03/2024

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	133-135 George St EAST MELBOURNE 3002	\$4,850,000	29/03/2024
2	81 Hotham St EAST MELBOURNE 3002	\$4,700,000	05/03/2024
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:

07/05/2024 12:09

37 Gipps Street, East Melbourne Vic 3002



3 Bedrooms 2 Bathrooms 2 Car Spaces

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$4,500,000 - \$4,750,000
Median House Price
Year ending March 2024: \$3,753,000

Comparable Properties



133-135 George St EAST MELBOURNE 3002 (REI) Agent Comments

3 Bedrooms 3 Bathrooms 2 Car Spaces

Price: \$4,850,000
Method: Private Sale
Date: 29/03/2024
Property Type: House
Land Size: 395 sqm approx



81 Hotham St EAST MELBOURNE 3002 (VG) Agent Comments

2 Bedrooms - Bathrooms - Car Spaces

Price: \$4,700,000
Method: Sale
Date: 05/03/2024
Property Type: House (Res)
Land Size: 201 sqm approx

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.

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