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	9/29-35 George Street, East Melbourne Vic 3002

Indicative selling price

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

Single price: $545,000

Median sale price

Median price: $648,000 Property Type: Unit Suburb: East Melbourne

Period - From: 01/04/2024 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	110/56 Nicholson St ABBOTSFORD 3067	$590,000	17/09/2024
2	16/187 George St EAST MELBOURNE 3002	$503,000	02/05/2024
3	710/118 Russell St MELBOURNE 3000	$600,000	16/04/2024

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: 07/10/2024 13:26

9/29-35 George Street, East Melbourne Vic 3002



1 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$545,000
Median Unit Price
June quarter 2024: $648,000

Comparable Properties



110/56 Nicholson St ABBOTSFORD 3067 (REI)

1 1 1

Price: $590,000
Method: Private Sale
Date: 17/09/2024
Property Type: Unit

Agent Comments

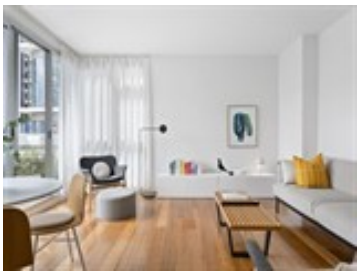


16/187 George St EAST MELBOURNE 3002 (REI/VG)

1 1 1

Price: $503,000
Method: Private Sale
Date: 02/05/2024
Property Type: Apartment

Agent Comments



710/118 Russell St MELBOURNE 3000 (REI/VG)

1 1 -

Price: $600,000
Method: Private Sale
Date: 16/04/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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