

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	606/133 Jolimont Road, East Melbourne Vic 3002
Including suburb and	
postcode	

Indicative selling price

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

Single price \$420,000

Median sale price

Median price	\$810,000	Hou	ISE	Unit	Х		Suburb	East Melbourne
Period - From	01/04/2017	to	30/06/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	604/166 Flinders St MELBOURNE 3000	\$420,000	21/04/2017
2	608/422 Collins St MELBOURNE 3000	\$415,000	15/07/2017
3	1411/222 Russell St MELBOURNE 3000	\$405,000	31/05/2017

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.







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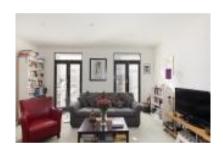
Property Type: Unit

Land Size: 2003 sqm approx

Agent Comments

Indicative Selling Price \$420,000 **Median Unit Price** June quarter 2017: \$810,000

Comparable Properties



604/166 Flinders St MELBOURNE 3000 (REI/VG)

Price: \$420,000 Method: Private Sale Date: 21/04/2017

Rooms: 2

Property Type: Apartment

Agent Comments



608/422 Collins St MELBOURNE 3000 (REI)





Price: \$415,000 Method: Auction Sale Date: 15/07/2017

Rooms: 2

Property Type: Apartment

Agent Comments

Agent Comments



1411/222 Russell St MELBOURNE 3000 (REI)

— 1







Price: \$405.000 Method: Private Sale Date: 31/05/2017

Rooms: 2

Property Type: Apartment

Account - Caine RE | P: 03 8413 8000 | F: 03 8413 8099





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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