

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

1602/333-351 EXHIBITION STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$485,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

1009/333-351 EXHIBITION STREET MELBOURNE VIC 3000	\$485,000	27-Feb-23
2201/8 EXPLORATION LANE MELBOURNE VIC 3000	\$499,999	20-Feb-23
2102/8 SUTHERLAND STREET MELBOURNE VIC 3000	\$488,000	07-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 05 May 2023



**1009/333-351 EXHIBITION STREET
MELBOURNE VIC 3000**

Sold Price

\$485,000

Sold Date

27-Feb-23

 2  2  -

Distance

0km



**2201/8 EXPLORATION LANE
MELBOURNE VIC 3000**

Sold Price

\$499,999

Sold Date

20-Feb-23

 2  2  1

Distance

0.17km



**2102/8 SUTHERLAND STREET
MELBOURNE VIC 3000**

Sold Price

\$488,000

Sold Date

07-Dec-22

 2  2  -

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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