

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

715/181 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

or range
between

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 2024

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

1020/199 WILLIAM STREET MELBOURNE VIC 3000	\$580,000	05-Jun-24
5707/81 A'BECKETT STREET MELBOURNE VIC 3000	\$559,000	08-Sep-24
3012/618 LONSDALE STREET MELBOURNE VIC 3000	\$535,000	16-May-24

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: 15 November 2024

John Pasceri
 M 0405134726
 E john@myagentre.com.au



**1020/199 WILLIAM STREET
 MELBOURNE VIC 3000**

2 1 1

Sold Price **\$580,000** Sold Date **05-Jun-24**

Distance **1.17km**



**5707/81 A'BECKETT STREET
 MELBOURNE VIC 3000**

2 1 1

Sold Price **\$559,000** Sold Date **08-Sep-24**

Distance **0.78km**



**3012/618 LONSDALE STREET
 MELBOURNE VIC 3000**

2 1 1

Sold Price **\$535,000** Sold Date **16-May-24**

Distance **1.42km**

RS = Recent sale UN = Undisclosed Sale

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