

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

1603/333-351 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

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2021

to

31 Jan 2022

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

605/333-351 Exhibition Street Melbourne VIC 3000	\$563,000	10-Feb-21
1106/265-273 Exhibition Street Melbourne VIC 3000	\$640,000	03-Mar-21
612/222 Russell Street Melbourne VIC 3000	\$670,000	08-Nov-21

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: 04 February 2022

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**605/333-351 Exhibition Street
Melbourne VIC 3000**

2 2 -

Sold Price

\$563,000

Sold Date

10-Feb-21

Distance

-


**1106/265-273 Exhibition Street
Melbourne VIC 3000**

2 2 1

Sold Price

\$640,000

Sold Date

03-Mar-21

Distance

0.24km

**612/222 Russell Street Melbourne
VIC 3000**

2 2 1

Sold Price

^{RS} **\$670,000** ^{UN}

Sold Date

08-Nov-21

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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