Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	2208/265 Exhibition Street, Melbourne Vic 3000					
ndicative selling price						

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

Range between \$750,000	&	\$800,000
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Median sale price

Median price	\$478,564	Pro	perty Type Ur	it		Suburb	Melbourne
Period - From	01/01/2023	to	31/12/2023	Sc	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Au	areas or comparable property	1 1100	Date of Sale
1	806/225 Elizabeth St MELBOURNE 3000	\$793,700	31/08/2023
2	806/265 Exhibition St MELBOURNE 3000	\$752,000	31/10/2023
3			

OR

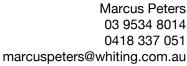
В* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/02/2024 10:01



Date of sale





Indicative Selling Price \$750,000 - \$800,000 Median Unit Price Year ending December 2023: \$478,564





Comparable Properties



806/225 Elizabeth St MELBOURNE 3000 (REI)

Price: \$793,700 Method: Private Sale Date: 31/08/2023

Property Type: Apartment

806/265 Exhibition St MELBOURNE 3000 (REI/VG)

2 **=** 2

Price: \$752,000 Method: Private Sale Date: 31/10/2023 Property Type: Unit Agent Comments

Agent Comments

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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