

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

2208/265 Exhibition Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$478,564 Property Type Unit Suburb Melbourne

Period - From 01/01/2023 to 31/12/2023 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.~~

	Address of comparable property	Price	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

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.

This Statement of Information was prepared on:

02/02/2024 10:01

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Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending December 2023: \$478,564



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



806/225 Elizabeth St MELBOURNE 3000 (REI) Agent Comments



Price: \$793,700

Method: Private Sale

Date: 31/08/2023

Property Type: Apartment

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



Price: \$752,000

Method: Private Sale

Date: 31/10/2023

Property Type: Unit

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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014