

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

1704/181 Exhibition Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$1,580,000 & \$1,738,000

Median sale price

Median price \$485,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2023 to 30/06/2023 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	109 Station St CARLTON 3053	\$1,730,000	03/07/2023
2	67 Rose St FITZROY 3065	\$1,660,000	09/06/2023
3	1105/265 Exhibition St MELBOURNE 3000	\$1,600,000	15/05/2023

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:

01/09/2023 17:09



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,580,000 - \$1,738,000
Median Unit Price
June quarter 2023: \$485,000

Comparable Properties



109 Station St CARLTON 3053 (REI)

Agent Comments



Price: \$1,730,000
Method: Private Sale
Date: 03/07/2023
Property Type: House



67 Rose St FITZROY 3065 (REI)

Agent Comments



Price: \$1,660,000
Method: Private Sale
Date: 09/06/2023
Property Type: House



1105/265 Exhibition St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 15/05/2023
Property Type: Unit

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