

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

1702/265 Exhibition Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$501,900 Property Type Unit Suburb Melbourne

Period - From 01/10/2021 to 31/12/2021 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	903/325 Collins St MELBOURNE 3000	\$750,000	18/08/2021
2	1102/108 Flinders St MELBOURNE 3000	\$737,500	23/12/2021
3	23/131 La Trobe St MELBOURNE 3000	\$720,000	22/09/2021

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:

24/01/2022 16:21

1702/265 Exhibition Street, Melbourne Vic 3000



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Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price

\$690,000 - \$740,000

Median Unit Price

December quarter 2021: \$501,900

Comparable Properties



903/325 Collins St MELBOURNE 3000 (REI)

Agent Comments

2 2 2

Price: \$750,000
Method: Private Sale
Date: 18/08/2021
Property Type: Apartment



1102/108 Flinders St MELBOURNE 3000 (REI/VG)

Agent Comments

2 2 1

Price: \$737,500
Method: Private Sale
Date: 23/12/2021
Property Type: Apartment



23/131 La Trobe St MELBOURNE 3000 (REI/VG)

Agent Comments

2 2 1

Price: \$720,000
Method: Private Sale
Date: 22/09/2021
Rooms: 4
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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