

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

408/181 Exhibition Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$480,000

&

\$525,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2022

to

31/12/2022

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	612/181 Exhibition St MELBOURNE 3000	\$535,000	23/11/2022
2	723/181 Exhibition St MELBOURNE 3000	\$510,000	22/11/2022
3	322/181 Exhibition St MELBOURNE 3000	\$490,000	07/12/2022

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:

22/02/2023 10:24

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Indicative Selling Price

\$480,000 - \$525,000

Median Unit Price

December quarter 2022: \$530,000



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



612/181 Exhibition St MELBOURNE 3000 (REI) Agent Comments

2 1 1

Price: \$535,000

Method: Private Sale

Date: 23/11/2022

Property Type: Unit



723/181 Exhibition St MELBOURNE 3000 (REI) Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 22/11/2022

Property Type: Apartment



322/181 Exhibition St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 1

Price: \$490,000

Method: Sold Before Auction

Date: 07/12/2022

Property Type: Apartment