

## 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

1509/333-351 EXHIBITION STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 608/333-351 EXHIBITION STREET MELBOURNE VIC 3000  | \$550,000 | 23-May-23 |
| 703/333-351 EXHIBITION STREET MELBOURNE VIC 3000  | \$505,000 | 03-Sep-22 |
| 1306/333-351 EXHIBITION STREET MELBOURNE VIC 3000 | \$580,000 | 11-Nov-22 |

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 6 months.~~

This Statement of Information was prepared on: 25 October 2023

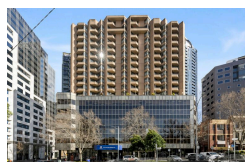


**608/333-351 EXHIBITION STREET  
MELBOURNE VIC 3000**

Sold Price **\$550,000** Sold Date **23-May-23**

 2  2  -

Distance **0km**

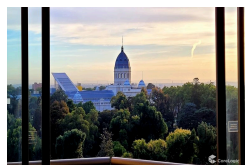


**703/333-351 EXHIBITION STREET  
MELBOURNE VIC 3000**

Sold Price **\$505,000** Sold Date **03-Sep-22**

 2  2  -

Distance **0km**



**1306/333-351 EXHIBITION STREET  
MELBOURNE VIC 3000**

Sold Price **\$580,000** Sold Date **11-Nov-22**

 2  2  1

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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