

## 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

42/1 Exhibition Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$450,000

&

\$480,000

#### Median sale price

Median price

\$515,000

House

Unit

X

Suburb

Melbourne

Period - From

01/01/2018

to

31/12/2018

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	3610/220 Spencer St MELBOURNE 3000	\$472,000	09/10/2018
2	2/15 Collins St MELBOURNE 3000	\$470,000	14/12/2018
3	808/422 Collins St MELBOURNE 3000	\$460,000	22/02/2019

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.

42/1 Exhibition Street, Melbourne Vic 3000



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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$450,000 - \$480,000  
**Median Unit Price**  
Year ending December 2018: \$515,000

## Comparable Properties



**3610/220 Spencer St MELBOURNE 3000 (VG)** **Agent Comments**

1 - -

**Price:** \$472,000  
**Method:** Sale  
**Date:** 09/10/2018  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**2/15 Collins St MELBOURNE 3000 (VG)** **Agent Comments**

- - -

**Price:** \$470,000  
**Method:** Sale  
**Date:** 14/12/2018  
**Rooms:** -  
**Property Type:** Retail - Mixed Use (Unspecified)



**808/422 Collins St MELBOURNE 3000 (VG)** **Agent Comments**

1 - -

**Price:** \$460,000  
**Method:** Sale  
**Date:** 22/02/2019  
**Rooms:** -  
**Property Type:** Strata Unit/Flat