

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

2403/265 Exhibition Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$515,444 Property Type Unit Suburb Melbourne

Period - From 01/10/2020 to 30/09/2021 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	2010/27 Little Collins St MELBOURNE 3000	\$800,000	15/11/2021
2	1117/422 Collins St MELBOURNE 3000	\$789,000	20/09/2021
3	1303/265 Exhibition St MELBOURNE 3000	\$780,000	11/08/2021

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:

29/11/2021 12:03



Property Type: Apartment

Agent Comments

Comparable Properties



2010/27 Little Collins St MELBOURNE 3000 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 15/11/2021

Property Type: Apartment



1117/422 Collins St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$789,000

Method: Private Sale

Date: 20/09/2021

Property Type: Apartment



1303/265 Exhibition St MELBOURNE 3000 (VG) Agent Comments



Price: \$780,000

Method: Sale

Date: 11/08/2021

Property Type: Flat/Unit/Apartment (Res)