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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$750,000		&		\$825,000			
Median sale p	rice							
Median price	\$515,444	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Ad	dress 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

Franca Katsaris 03 9830 0990 0417 017 146 fkatsaris@hamkerrproperty.com.au

Indicative Selling Price \$750,000 - \$825,000 Median Unit Price Year ending September 2021: \$515,444

Comparable Properties



2010/27 Little Collins St MELBOURNE 3000 (REI)



Price: \$800,000 Method: Private Sale Date: 15/11/2021 Property Type: Apartment Agent Comments

Agent Comments



(REI/VG) 2 1 1 1

1117/422 Collins St MELBOURNE 3000

₩-₩ 1

Price: \$789,000 Method: Private Sale Date: 20/09/2021 Property Type: Apartment



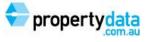
1303/265 Exhibition St MELBOURNE 3000 (VG) Agent Comments



Price: \$780,000 Method: Sale Date: 11/08/2021 Property Type: Flat/Unit/Apartment (Res)

Account - Ham Kerr Property | P: 03 9830 0990 | F: 03 9830 0983





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