

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

1202/333 Exhibition Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$565,000

Median sale price

Median price

\$555,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2020

to

31/12/2020

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	601/97 Flemington Rd NORTH MELBOURNE 3051	\$580,000	09/12/2020
2	263/183 City Rd SOUTHBANK 3006	\$574,000	12/11/2020
3	809/152 Sturt St SOUTHBANK 3006	\$560,000	30/11/2020

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:

15/01/2021 16:45



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Property Type: Residential
Apartment
Land Size: 74 sqm approx
Agent Comments

Indicative Selling Price

\$565,000

Median Unit Price

December quarter 2020: \$555,000

Comparable Properties



**601/97 Flemington Rd NORTH MELBOURNE
3051 (REI/VG)**

Agent Comments

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Price: \$580,000
Method: Private Sale
Date: 09/12/2020
Property Type: Apartment



263/183 City Rd SOUTHBANK 3006 (REI)

Agent Comments

 2  2  1

Price: \$574,000
Method: Private Sale
Date: 12/11/2020
Property Type: Apartment



809/152 Sturt St SOUTHBANK 3006 (REI)

Agent Comments

 2  2  1

Price: \$560,000
Method: Private Sale
Date: 30/11/2020
Property Type: Apartment