

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 2002/265 Exhibition Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$595,000 & \$625,000

Median sale price

Median price \$490,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2024 to 31/03/2024 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	904/601 Little Lonsdale St MELBOURNE 3000	\$610,000	26/03/2024
2	4002/81 Abeckett St MELBOURNE 3000	\$600,000	15/03/2024
3			

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: 03/06/2024 14:07

Marcus Peters
03 9534 8014
0418 337 051
marcuspeters@whiting.com.au



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Property Type: Apartment

Agent Comments

Indicative Selling Price
\$595,000 - \$625,000
Median Unit Price
March quarter 2024: \$490,000

Comparable Properties



904/601 Little Lonsdale St MELBOURNE 3000 (REI) Agent Comments

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Price: \$610,000
Method: Private Sale
Date: 26/03/2024
Property Type: Apartment



4002/81 Abeckett St MELBOURNE 3000 (REI/VG) Agent Comments

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Price: \$600,000
Method: Private Sale
Date: 15/03/2024
Property Type: Unit

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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014