Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
-----------------	-----------	----------

	2002/265 Exhibition Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$490,000	Pro	perty Type Ur	nit		Suburb	Melbourne
Period - From	01/01/2024	to	31/03/2024	Sc	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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

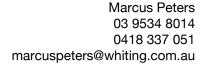
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/06/2024 14:07



Date of sale





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



Property Type: Apartment
Agent Comments

Comparable Properties



904/601 Little Lonsdale St MELBOURNE 3000

(REI)

2

4

Price: \$610,000 **Method:** Private Sale **Date:** 26/03/2024

Property Type: Apartment



4002/81 Abeckett St MELBOURNE 3000

(REI/VG)

— 2

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

Agent Comments

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



