

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

903/100 EXHIBITION STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

710/668 BOURKE STREET MELBOURNE VIC 3000	\$445,000	19-Sep-23
3903/285 LA TROBE STREET MELBOURNE VIC 3000	\$510,000	13-Sep-23
511D/604-640 SWANSTON STREET CARLTON VIC 3053	\$400,000	21-Aug-23

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 6 months.

This Statement of Information was prepared on: 04 October 2023

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**710/668 BOURKE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

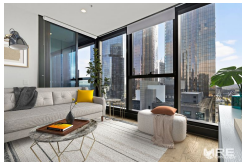
^{RS} **\$445,000**

Sold Date

19-Sep-23

Distance

1.57km



**3903/285 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

^{RS} **\$510,000** ^{UN}

Sold Date

13-Sep-23

Distance

0.98km



**511D/604-640 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price

^{RS} **\$400,000**

Sold Date

21-Aug-23

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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