

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

322/181 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2021

to

31 Oct 2022

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

1509/31 A'BECKETT STREET MELBOURNE VIC 3000	\$480,000	03-Jun-22
GROUND FLOOR/100 EXHIBITION STREET MELBOURNE VIC 3000	\$458,000	22-Aug-22
1115/233-239 COLLINS STREET MELBOURNE VIC 3000	\$430,000	04-Aug-22

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: 14 November 2022

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**1509/31 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$480,000** Sold Date **03-Jun-22**

Distance **0.7km**



**GROUND FLOOR/100 EXHIBITION
STREET MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$458,000** Sold Date **22-Aug-22**

Distance **0.23km**



**1115/233-239 COLLINS STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$430,000** Sold Date **04-Aug-22**

Distance **0.59km**

RS = Recent sale UN = Undisclosed Sale

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