

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

17/2 Exhibition Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$630,000 & \$690,000

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	10/201 Wellington Pde.S EAST MELBOURNE 3002	\$695,000	17/02/2024
2	602/9 Eades St EAST MELBOURNE 3002	\$648,000	23/06/2024
3	15/161 Wellington Pde.S EAST MELBOURNE 3002	\$620,000	14/03/2024

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:

01/07/2024 11:43

17/2 Exhibition Street, Melbourne Vic 3000



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median Unit Price
March quarter 2024: \$490,000

Comparable Properties

10/201 Wellington Pde.S EAST MELBOURNE 3002 (REI) **Agent Comments**



Price: \$695,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Apartment



602/9 Eades St EAST MELBOURNE 3002 (REI) **Agent Comments**



Price: \$648,000
Method: Private Sale
Date: 23/06/2024
Property Type: Apartment



15/161 Wellington Pde.S EAST MELBOURNE 3002 (REI) **Agent Comments**



Price: \$620,000
Method: Private Sale
Date: 14/03/2024
Property Type: Apartment

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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