Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

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

Indicative selling price

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

Median sale price

Median price	\$478,564	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	01/01/2023	to	31/12/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	and the companion property		Date of care
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

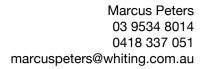
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/04/2024 14:01



Date of sale





Indicative Selling Price \$600,000 - \$650,000 **Median Unit Price** Year ending December 2023: \$478,564





Comparable Properties



904/601 Little Lonsdale St MELBOURNE 3000

(REI)

-2

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

-2

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

Property Type: Apartment

4002/81 Abeckett St MELBOURNE 3000 (REI)

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



