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

206/181 Exhibition Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$490,000	&	\$530,000
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Median sale price

Median price	\$450,000	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	01/07/2023	to	30/09/2023	S	ource	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

	areas or comparable property	1 1100	Date of Sale
1	5705/462 Elizabeth St MELBOURNE 3000	\$530,000	13/08/2023
2	1702/33 Rose La MELBOURNE 3000	\$515,000	10/08/2023
3	3703/483 Swanston St MELBOURNE 3000	\$502,000	02/10/2023

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:	16/10/2023 16:40



Date of sale



Adriano Persichetti 03 9633 7111 0402 055 437 adriano@myagentre.com.au

Indicative Selling Price \$490,000 - \$530,000 Median Unit Price September quarter 2023: \$450,000



Property Type: Strata/Unit/Apartment Agent Comments

Comparable Properties

5705/462 Elizabeth St MELBOURNE 3000 (VG) Agent Comments

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Price: \$530,000 Method: Sale Date: 13/08/2023

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Property Type: Flat/Unit/Apartment (Res)

1702/33 Rose La MELBOURNE 3000 (REI)

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Price: \$515,000 Method: Private Sale Date: 10/08/2023 Property Type: Unit





3703/483 Swanston St MELBOURNE 3000

(REI)

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Price: \$502,000 Method: Private Sale Date: 02/10/2023

Property Type: Apartment

Agent Comments

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067



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