

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 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

Median sale price

Median price \$450,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2023 to 30/09/2023 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 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	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.~~

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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



Price: \$530,000

Method: Sale

Date: 13/08/2023

Property Type: Flat/Unit/Apartment (Res)



1702/33 Rose La MELBOURNE 3000 (REI) Agent Comments

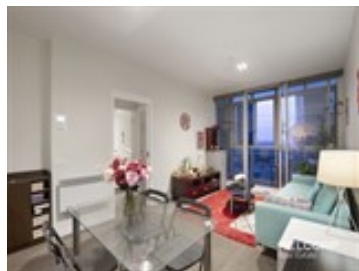


Price: \$515,000

Method: Private Sale

Date: 10/08/2023

Property Type: Unit



3703/483 Swanston St MELBOURNE 3000 (REI) Agent Comments



Price: \$502,000

Method: Private Sale

Date: 02/10/2023

Property Type: Apartment

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