

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

508/181 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

3504/462 ELIZABETH STREET MELBOURNE VIC 3000	\$540,000	30-Aug-23
206/181 EXHIBITION STREET MELBOURNE VIC 3000	\$531,000	11-Nov-23
4606/135 A'BECKETT STREET MELBOURNE VIC 3000	\$502,000	02-Nov-23

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: 15 November 2023

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**3504/462 ELIZABETH STREET
 MELBOURNE VIC 3000**

2 2 -

Sold Price **\$540,000** Sold Date **30-Aug-23**

Distance **0.92km**



**206/181 EXHIBITION STREET
 MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **\$531,000** Sold Date **11-Nov-23**

Distance **0.04km**



**4606/135 A'BECKETT STREET
 MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **\$502,000** ^{UN} Sold Date **02-Nov-23**

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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