

## 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

812/181 EXHIBITION STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 2024

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

3012/618 LONSDALE STREET MELBOURNE VIC 3000	\$535,000	16-May-24
1611/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$550,000	11-Apr-24
3913/228 LA TROBE STREET MELBOURNE VIC 3000	\$580,000	11-Apr-24

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: 25 June 2024

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**3012/618 LONSDALE STREET  
 MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$535,000** Sold Date **16-May-24**

Distance **1.42km**



**1611/22-24 JANE BELL LANE  
 MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$550,000** Sold Date **11-Apr-24**

Distance **0.36km**



**3913/228 LA TROBE STREET  
 MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$580,000** Sold Date **11-Apr-24**

Distance **0.7km**

RS = Recent sale      UN = Undisclosed Sale

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