

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

1810/265 Exhibition Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$1,295,000

Median sale price

Median price \$497,500

Property Type Unit

Suburb Melbourne

Period - From 01/01/2019

to 31/12/2019

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	2301/280 Spencer St MELBOURNE 3000	\$1,400,000	23/08/2019
2	1105/265 Exhibition St MELBOURNE 3000	\$1,261,000	17/08/2019
3	701/118 Russell St MELBOURNE 3000	\$1,215,000	20/08/2019

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:

01/02/2020 08:20



3 2 1

Property Type: Apartment

Agent Comments

Positioned in the Regency Towers is this exceptionally spacious 3 bedroom, 2 bathroom apartment with the most perfect city backdrop. The apartment also offers OSP for 1 car.

Indicative Selling Price

\$1,295,000

Median Unit Price

Year ending December 2019: \$497,500

Comparable Properties



2301/280 Spencer St MELBOURNE 3000 (VG)

3 - -

Price: \$1,400,000

Method: Sale

Date: 23/08/2019

Property Type: Strata Unit/Flat

Agent Comments

Spencer Street a slightly larger floor plan with additional office/4th bedroom and second car space.



1105/265 Exhibition St MELBOURNE 3000 (REI/VG)

3 2 2

Price: \$1,261,000

Method: Auction Sale

Date: 17/08/2019

Property Type: Apartment

Agent Comments

Both apartments situated within the same building. Apartment 1810 offers a more spacious floorplan however offers one less car space.



701/118 Russell St MELBOURNE 3000 (VG)

3 - -

Price: \$1,215,000

Method: Sale

Date: 20/08/2019

Property Type: Strata Unit/Flat

Agent Comments

Both properties offer a large floor plan with exceptional city views. Exhibition Street in a superior building.