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

1102/265 Exhibition Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$670,000	&	\$710,000				
Median sale price							
Median price	\$515,000 H	ouse Un	it X	Suburb Melbourne			
Period - From	01/01/2018 to	31/12/2018	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.

Ado	dress of comparable property	Price	Date of sale
1	1800/668 Bourke St MELBOURNE 3000	\$707,000	17/11/2018
2	1903/22 Jane Bell La MELBOURNE 3000	\$701,000	22/10/2018
3	707/639 Little Bourke St MELBOURNE 3000	\$671,500	30/10/2018

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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



1102/265 Exhibition Street, Melbourne Vic 3000





Rooms: Property Type: Apartment Agent Comments Storage cage. Indicative Selling Price \$670,000 - \$710,000 Median Unit Price Year ending December 2018: \$515,000

Comparable Properties



1800/668 Bourke St MELBOURNE 3000 (REI/VG)



Price: \$707,000 Method: Sold Before Auction Date: 17/11/2018 Rooms: 3 Property Type: Apartment Land Size: 91 sqm approx Agent Comments

1903/22 Jane Bell La MELBOURNE 3000 (VG) Agent Comments



Price: \$701,000 Method: Sale Date: 22/10/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)



707/639 Little Bourke St MELBOURNE 3000 Agent Comments (REI/VG)



Price: \$671,500 Method: Private Sale Date: 30/10/2018 Rooms: -Property Type: Apartment

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