

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

1701/265 Exhibition Street, Melbourne Vic 3000
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Indicative selling price

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

Range between

\$1,050,000

 &

\$1,100,000

Median sale price

Median price

\$550,000

 Property Type

Unit

 Suburb

Melbourne

Period - From

01/10/2019

 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	1105/265 Exhibition St MELBOURNE 3000	\$1,261,000	17/08/2019
2	901/265 Exhibition St MELBOURNE 3000	\$950,000	13/09/2019
3			

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:

12/02/2020 16:22



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Property Type: Apartment

Agent Comments

Comparable Properties



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

Agent Comments

 3  2  2

Price: \$1,261,000

Method: Auction Sale

Date: 17/08/2019

Property Type: Apartment



901/265 Exhibition St MELBOURNE 3000 (VG) Agent Comments

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Price: \$950,000

Method: Sale

Date: 13/09/2019

Property Type: Strata Unit/Flat

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.