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	1102/265 Exhibition Street, Melbourne Vic 3000

Indicative selling price

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

Range between $770,000 & $795,000

Median sale price

Median price $530,965 Property Type Unit Suburb Melbourne

Period - From 24/04/2022 to 23/04/2023 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	2803/265 Exhibition St MELBOURNE 3000	$790,000	16/01/2023
2			
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: 24/04/2023 12:55

1102/265 Exhibition Street, Melbourne Vic 3000



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$770,000 - $795,000
Median Unit Price
24/04/2022 - 23/04/2023: $530,965

Comparable Properties

2803/265 Exhibition St MELBOURNE 3000 (VG) Agent Comments

2 - -

Price: $790,000
Method: Sale
Date: 16/01/2023
Property Type: Flat/Unit/Apartment (Res)

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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