

## 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

508/181 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

\$570,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2020

to

31 Jan 2021

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

1209/22-24 Jane Bell Lane Melbourne VIC 3000	\$570,000	29-Jan-21
201/350 La Trobe Street Melbourne VIC 3000	\$565,000	09-Sep-20
1609/668 Bourke Street Melbourne VIC 3000	\$565,000	02-Dec-20

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: 17 February 2021



**1209/22-24 Jane Bell Lane  
Melbourne VIC 3000**

 2  1  1

Sold Price <sup>RS</sup> **\$570,000** <sup>UN</sup> Sold Date **29-Jan-21**

Distance **0.38km**



**201/350 La Trobe Street Melbourne  
VIC 3000**

 2  1  1

Sold Price **\$565,000** Sold Date **09-Sep-20**

Distance **0.93km**



**1609/668 Bourke Street Melbourne  
VIC 3000**

 2  1  1

Sold Price Sold Date **02-Dec-20**

Distance **1.47km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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