

## 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

710/181 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

or range  
between

\$585,000

&

\$595,000

### 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

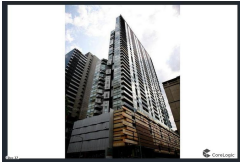
Date of sale

1309/22-24 Jane Bell Lane Melbourne VIC 3000	\$590,000	19-Nov-20
1404/22-24 Jane Bell Lane Melbourne VIC 3000	\$595,000	30-Nov-20
3206/200 Spencer Street Melbourne VIC 3000	\$600,000	24-Nov-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: 08 February 2021



**1309/22-24 Jane Bell Lane  
 Melbourne VIC 3000**

 2  1  1

Sold Price **\$590,000** Sold Date **19-Nov-20**

Distance **0.38km**



**1404/22-24 Jane Bell Lane  
 Melbourne VIC 3000**

 2  1  1

Sold Price <sup>RS</sup> **\$595,000** <sup>UN</sup> Sold Date **30-Nov-20**

Distance **0.38km**



**3206/200 Spencer Street  
 Melbourne VIC 3000**

 2  1  1

Sold Price <sup>RS</sup> **\$600,000** Sold Date **24-Nov-20**

Distance **1.53km**

RS = Recent sale      UN = Undisclosed Sale

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