

## 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

406/181 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

\$588,000

&

\$628,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2020

to

31 Mar 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
1613/155 Franklin Street Melbourne VIC 3000	\$625,000	31-Mar-21
52/33 Jeffcott Street West Melbourne VIC 3003	\$600,000	19-Jan-21

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: 26 April 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**



**1613/155 Franklin Street Melbourne  
VIC 3000**

 2  1  1

Sold Price <sup>RS</sup> **\$625,000** Sold Date **31-Mar-21**

Distance **0.94km**



**52/33 Jeffcott Street West  
Melbourne VIC 3003**

 2  1  1

Sold Price **\$600,000** Sold Date **19-Jan-21**

Distance **1.5km**

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

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