

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

414/181 EXHIBITION STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2021

to

31 Mar 2022

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

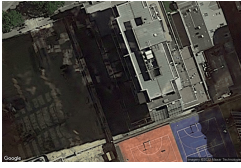
Date of sale

111/87 FRANKLIN STREET MELBOURNE VIC 3000	\$610,000	10-Jan-22
821/181 EXHIBITION STREET MELBOURNE VIC 3000	\$589,000	08-Dec-21
605/68 LA TROBE STREET MELBOURNE VIC 3000	\$625,000	23-Nov-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: 01 April 2022



**111/87 FRANKLIN STREET
 MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$610,000** Sold Date **10-Jan-22**

Distance -



**821/181 EXHIBITION STREET
 MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$589,000** Sold Date **08-Dec-21**

Distance -



**605/68 LA TROBE STREET
 MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$625,000** Sold Date **23-Nov-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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