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	801/265 Exhibition Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$800,000	&	\$850,000

Median sale price

Median price	\$499,000	Hou	ISC	Unit	х	Suburb	Melbourne
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

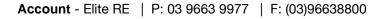
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	33/52 Leicester St CARLTON 3053	\$833,000	13/05/2017
2	19/404 Cardigan St CARLTON	\$830,000	13/05/2017
3	1708/83 Queensbridge St SOUTHBANK 3006	\$795,000	30/05/2017

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.







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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$800,000 - \$850,000 **Median Unit Price** June quarter 2017: \$499,000

Comparable Properties



33/52 Leicester St CARLTON 3053 (REI/VG)

-3

2

(2) 1

Price: \$833.000 Method: Auction Sale Date: 13/05/2017

Rooms: 4

Property Type: Apartment

Agent Comments



19/404 Cardigan St CARLTON (REI)

Agent Comments

Price: \$830,000 Method: Auction Sale Date: 13/05/2017 Rooms: -

Property Type: Apartment

Agent Comments



1708/83 Queensbridge St SOUTHBANK 3006

(REI/VG)

-3

Price: \$795,000 Method: Private Sale Date: 30/05/2017

Rooms: 4

Property Type: Apartment

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800





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