

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1105/265 Exhibition Street, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

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

Range Between \$1,400,000 & \$1,445,000

MEDIAN SALE PRICE

Median price \$532,500 | House | Melbourne (3000)

Period - From 1 January 2017 to 31 March 2017 | Source - REIV

COMPARABLE PROPERTY SALES

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.

Address of Comparable Property	Price	Date of Sale
2806/35 SPRING ST, MELBOURNE VIC 3000	\$1,590,600	19/02/2017
1703/35 SPRING ST, MELBOURNE VIC 3000	\$1,531,400	21/02/2017
506/30 ST ANDREWS PL, EAST MELBOURNE VIC 3002	\$1,450,000	26/01/2017