



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 \$1,325,000 & \$1,350,000

MEDIAN SALE PRICE

Median price \$479,000 | House | Melbourne (3000)

Period - From 1 October 2016 to 30 September 2017 | Source - CoreLogic

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
2805/265-275 EXHIBITION ST, MELBOURNE VIC 3000	\$1,400,000	27/09/2017
1505/265-273 EXHIBITION ST, MELBOURNE VIC 3000	\$0	26/10/2017
178/283 SPRING ST, MELBOURNE VIC 3000	\$1,310,000	08/05/2017