

## 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

524/181 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

\$580,000

&

\$599,000

### 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

411/181 Exhibition Street Melbourne VIC 3000	\$570,000	27-Jan-21
1404/22-24 Jane Bell Lane Melbourne VIC 3000	\$595,000	30-Nov-20
193/28 Little Lonsdale Street Melbourne VIC 3000	\$609,000	06-Feb-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: 23 April 2021



**411/181 Exhibition Street Melbourne VIC 3000** Sold Price <sup>RS</sup> **\$570,000** Sold Date **27-Jan-21**

 2  1  1

Distance -



**1404/22-24 Jane Bell Lane Melbourne VIC 3000** Sold Price **\$595,000** Sold Date **30-Nov-20**

 2  1  1

Distance **0.38km**



**193/28 Little Lonsdale Street Melbourne VIC 3000** Sold Price **\$609,000** Sold Date **06-Feb-21**

 2  1  1

Distance **0.39km**

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

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