

## 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

9/287-293 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

\$380,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 2024

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

43/287-293 EXHIBITION STREET MELBOURNE VIC 3000	\$383,000	24-May-23
46/287-293 EXHIBITION STREET MELBOURNE VIC 3000	\$415,000	28-Oct-23

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: 16 September 2024

**43/287-293 EXHIBITION STREET  
MELBOURNE VIC 3000**

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Sold Price

**\$383,000**Sold Date **24-May-23**

Distance

**0km****46/287-293 EXHIBITION STREET  
MELBOURNE VIC 3000**

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Sold Price

**\$415,000**Sold Date **28-Oct-23**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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