

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

1606/8 Exploration Lane, Melbourne Vic 3000

Indicative selling price

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

Range between \$500,000

&

\$520,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Melbourne

Period - From 01/10/2019

to 31/12/2019

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.

	Address of comparable property	Price	Date of sale
1	1810/68 La Trobe St MELBOURNE 3000	\$550,000	31/01/2020
2	101/145 Queensberry St CARLTON 3053	\$522,000	02/12/2019
3	805/115 Swanston St MELBOURNE 3000	\$500,000	16/01/2020

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.~~

This Statement of Information was prepared on:

24/03/2020 12:40

1606/8 Exploration Lane, Melbourne Vic 3000



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$520,000

Median Unit Price

December quarter 2019: \$550,000

Comparable Properties



1810/68 La Trobe St MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$550,000

Method: Sale

Date: 31/01/2020

Property Type: Serviced Apartments/Holiday Units (Res)

Land Size: 4524 sqm approx



101/145 Queensberry St CARLTON 3053 (REI/VG)

Agent Comments

2 2 -

Price: \$522,000

Method: Sale by Tender

Date: 02/12/2019

Property Type: Apartment



805/115 Swanston St MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$500,000

Method: Sale

Date: 16/01/2020

Property Type: Strata Unit/Flat

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.