Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sa	ıle
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Address	1606/8 Exploration Lane, Melbourne Vic 3000
Including suburb and	, , , , , , , , , , , , , , , , , , ,
postcode	

Indicative selling price

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

Range between	\$500,000	&	\$520,000
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Median sale price

Median price	\$550,000	Pro	perty Type Unit			Suburb	Melbourne
Period - From	01/10/2019	to	31/12/2019	So	urce	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

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

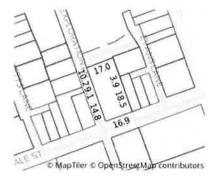
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/03/2020 12:40



Date of sale

1606/8 Exploration Lane, Melbourne Vic 3000





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)

2

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a .

Agent Comments

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)

2

• 2

Price: \$522,000 Method: Sale by Tender Date: 02/12/2019

Property Type: Apartment

Agent Comments

Agent Comments



805/115 Swanston St MELBOURNE 3000 (VG)

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Price: \$500,000 Method: Sale Date: 16/01/2020

Property Type: Strata Unit/Flat

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