

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

505/8 Exploration Lane Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2019

to

31 May 2020

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

1701/265-273 Exhibition Street Melbourne VIC 3000	\$1,025,000	28-Feb-20
601/300 Swanston Street Melbourne VIC 3000	\$900,000	30-Mar-20
3905/27 Therry Street Melbourne VIC 3000	\$945,000	05-Feb-19

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: 02 June 2020

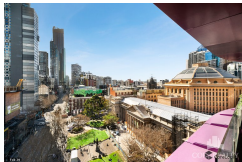


**1701/265-273 Exhibition Street
Melbourne VIC 3000**

3 2 1

Sold Price **\$1,025,000** Sold Date **28-Feb-20**

Distance **0.08km**



**601/300 Swanston Street
Melbourne VIC 3000**

3 2 1

Sold Price ^{RS} **\$900,000** ^{UN} Sold Date **30-Mar-20**

Distance **0.38km**



**3905/27 Therry Street Melbourne
VIC 3000**

3 2 1

Sold Price **\$945,000** Sold Date **05-Feb-19**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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