

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

2106/8 Exploration Lane, Melbourne Vic 3000

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000

&

\$520,000

**Median sale price**

Median price \$460,000

Property Type Unit

Suburb Melbourne

Period - From 29/04/2019

to

28/04/2020

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	1603/28 Bouverie St CARLTON 3053	\$530,000	22/01/2020
2	101/145 Queensberry St CARLTON 3053	\$522,000	02/12/2019
3	609/8 Sutherland St MELBOURNE 3000	\$500,000	14/04/2020

**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:

29/04/2020 12:21

2106/8 Exploration Lane, Melbourne Vic 3000



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$520,000  
**Median Unit Price**  
29/04/2019 - 28/04/2020: \$460,000

## Comparable Properties



**1603/28 Bouverie St CARLTON 3053 (REI/VG)** **Agent Comments**

2 2 -

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 22/01/2020  
**Property Type:** Apartment



**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



**609/8 Sutherland St MELBOURNE 3000 (REI)** **Agent Comments**

2 2 -

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 14/04/2020  
**Rooms:** 4  
**Property Type:** Apartment

**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.