

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

203/8 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

\$435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$434,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2022

to

28 Feb 2023

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

3005/120 A'BECKETT STREET MELBOURNE VIC 3000	\$500,000	19-Dec-22
2207/8 DOWNIE STREET MELBOURNE VIC 3000	\$479,000	03-Dec-22
5806/462 ELIZABETH STREET MELBOURNE VIC 3000	\$465,000	21-Dec-22

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 March 2023

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**3005/120 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

^{RS} **\$500,000**

Sold Date

19-Dec-22

Distance

0.78km



**2207/8 DOWNIE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

\$479,000

Sold Date

03-Dec-22

Distance

1.67km



**5806/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

\$465,000

Sold Date

21-Dec-22

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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