

## 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

806/8 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 \$510,000

&amp;

\$540,000

**Median sale price**

Median price \$567,500

House

Unit

X

Suburb

Melbourne

Period - From 01/10/2017

to

31/12/2017

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	3507/8 Franklin St MELBOURNE 3000	\$600,000	15/11/2017
2	2905/8 Sutherland St MELBOURNE 3000	\$570,000	09/12/2017
3	610/123 Pelham St CARLTON 3053	\$567,000	16/12/2017

**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.

Spencer Nguyen

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**Indicative Selling Price**

\$510,000 - \$540,000

**Median Unit Price**

December quarter 2017: \$567,500



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**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties

**3507/8 Franklin St MELBOURNE 3000 (VG)**

Agent Comments

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**Price:** \$600,000

**Method:** Sale

**Date:** 15/11/2017

**Rooms:** -

**Property Type:** Strata Unit/Flat



**2905/8 Sutherland St MELBOURNE 3000 (REI)**

Agent Comments

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**Price:** \$570,000

**Method:** Auction Sale

**Date:** 09/12/2017

**Rooms:** 5

**Property Type:** Apartment



**610/123 Pelham St CARLTON 3053 (REI)**

Agent Comments

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**Price:** \$567,000

**Method:** Auction Sale

**Date:** 16/12/2017

**Rooms:** -

**Property Type:** Apartment