

Spencer Nguyen 9603 1400 0487 888 907 spencern@bradyresidential.com.au

### 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	806/8 Exploration Lane, Melbourne Vic 3000
Including suburb and	
postcode	

#### Indicative selling price

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

_	<b>.</b>	_	<b>.</b>
Range between	\$510,000	&	\$540,000

#### Median sale price

Median price	\$567,500	Hou	se	Unit	Х	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.

Ad	dress 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.



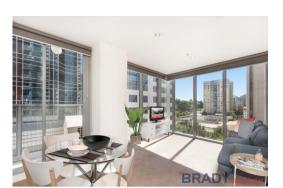


Generated: 23/02/2018 14:33



Spencer Nguyen 9603 1400 0487 888 907 spencern@bradyresidential.com.au

> **Indicative Selling Price** \$510,000 - \$540,000 **Median Unit Price** December quarter 2017: \$567,500





Rooms:

Property Type: Apartment **Agent Comments** 

## Comparable Properties

3507/8 Franklin St MELBOURNE 3000 (VG)





Price: \$600,000 Method: Sale Date: 15/11/2017

Rooms: -

Property Type: Strata Unit/Flat

**Agent Comments** 



2905/8 Sutherland St MELBOURNE 3000 (REI) Agent Comments

**—** 2







Price: \$570,000 Method: Auction Sale Date: 09/12/2017 Rooms: 5

Property Type: Apartment



610/123 Pelham St CARLTON 3053 (REI)

**-** 2





Price: \$567,000 Method: Auction Sale Date: 16/12/2017

Rooms: -

Property Type: Apartment

Agent Comments

Account - Brady Residential | P: 03 9602 3866 | F: 03 9602 2733





Generated: 23/02/2018 14:33