

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

1701/8 Exploration Lane, Melbourne Vic 3000

Indicative selling price

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

Range between \$480,000

&

\$520,000

Median sale price

Median price \$499,000

House

Unit

X

Suburb Melbourne

Period - From 01/04/2017

to

30/06/2017

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	401/589 Elizabeth St MELBOURNE 3000	\$520,000	07/05/2017
2	1508/33 Rose La MELBOURNE 3000	\$516,000	16/06/2017
3	1413/220 Spencer St MELBOURNE 3000	\$498,000	01/06/2017

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.~~



Rooms:
Property Type: Strata Unit/Flat
 Agent Comments

Indicative Selling Price
 \$480,000 - \$520,000
Median Unit Price
 June quarter 2017: \$499,000

Comparable Properties



401/589 Elizabeth St MELBOURNE 3000
 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 07/05/2017
Rooms: 4
Property Type: Apartment

1508/33 Rose La MELBOURNE 3000 (VG)

Agent Comments



Price: \$516,000
Method: Sale
Date: 16/06/2017
Rooms: -
Property Type: Strata Unit/Flat



1413/220 Spencer St MELBOURNE 3000
 (REI/VG)

Agent Comments



Price: \$498,000
Method: Private Sale
Date: 01/06/2017
Rooms: 3
Property Type: Apartment