

## 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	1805/8 Exploration Lane, Melbourne Vic 3000
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#### Indicative selling price

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

Single price	\$438,000
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#### Median sale price

Median price	\$486,000	House		Unit	X	Suburb	Melbourne
Period - From	01/07/2017	to	30/09/2017	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	2309/33 Mackenzie St MELBOURNE 3000	\$445,000	15/09/2017
2	2705/7 Katherine Pl MELBOURNE 3000	\$430,000	30/05/2017
3	12.04/33 Batman St WEST MELBOURNE 3003	\$420,000	29/08/2017

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.



2   1   1

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

**Indicative Selling Price**  
\$438,000  
**Median Unit Price**  
September quarter 2017: \$486,000

## Comparable Properties



**2309/33 Mackenzie St MELBOURNE 3000 (REI)**   **Agent Comments**

2   1   -

**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 15/09/2017  
**Rooms:** 3  
**Property Type:** Apartment



**2705/7 Katherine Pl MELBOURNE 3000 (REI)**   **Agent Comments**

2   1   -

**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 30/05/2017  
**Rooms:** 3  
**Property Type:** Apartment



**12.04/33 Batman St WEST MELBOURNE 3003 (REI)**   **Agent Comments**

2   1   1

**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 29/08/2017  
**Rooms:** 3  
**Property Type:** Apartment