

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

1306/8 Exploration Lane, Melbourne Vic 3000

Indicative selling price

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

Range between

\$450,000

 &

\$485,000

Median sale price

Median price

\$488,800

 Property Type

Unit

 Suburb

Melbourne

Period - From

01/04/2023

 to

31/03/2024

 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	1010/601 Little Collins St MELBOURNE 3000	\$495,000	07/12/2023
2	1012/33 Rose La MELBOURNE 3000	\$460,000	08/02/2024
3	209/8 Sutherland St MELBOURNE 3000	\$455,000	21/03/2024

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.~~

This Statement of Information was prepared on:

30/04/2024 10:14



 2  2  0

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$485,000

Median Unit Price

Year ending March 2024: \$488,800

Comparable Properties



1010/601 Little Collins St MELBOURNE 3000 (REI/VG)

Agent Comments

 2  2  -

Price: \$495,000

Method: Private Sale

Date: 07/12/2023

Property Type: Apartment



1012/33 Rose La MELBOURNE 3000 (REI/VG)

Agent Comments

 2  2  -

Price: \$460,000

Method: Private Sale

Date: 08/02/2024

Property Type: Apartment



209/8 Sutherland St MELBOURNE 3000 (REI)

Agent Comments

 2  2  -

Price: \$455,000

Method: Auction Sale

Date: 21/03/2024

Property Type: Apartment

Account - Gem Realty