

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

2606/8 Exploration Lane, Melbourne Vic 3000

Indicative selling price

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

Single price \$550,000

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	410/1 Bouverie St CARLTON 3053	\$601,000	29/07/2017
2	3005/8 Franklin St MELBOURNE 3000	\$586,000	14/07/2017
3	1107/28 Wills St MELBOURNE 3000	\$585,000	09/09/2017

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.~~

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Indicative Selling Price

\$550,000

Median Unit Price

June quarter 2017: \$499,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



410/1 Bouverie St CARLTON 3053 (REI)

Agent Comments



Price: \$601,000

Method: Auction Sale

Date: 29/07/2017

Rooms: -

Property Type: Apartment



3005/8 Franklin St MELBOURNE 3000 (REI)

Agent Comments



Price: \$586,000

Method: Private Sale

Date: 14/07/2017

Rooms: 4

Property Type: Apartment



1107/28 Wills St MELBOURNE 3000 (REI)

Agent Comments



Price: \$585,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 5

Property Type: Apartment