

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
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Address	2606/8 Exploration Lane, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Single price \$550,000

Median sale price

Median price	\$499,000	Hou	se	Unit	Х	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

Add	dress 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

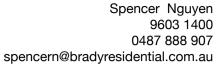
OR

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.

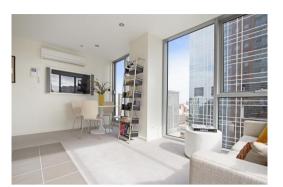








Indicative Selling Price \$550,000 **Median Unit Price** June quarter 2017: \$499,000





Agent Comments

Comparable Properties



410/1 Bouverie St CARLTON 3053 (REI)





Price: \$601,000 Method: Auction Sale Date: 29/07/2017

Rooms: -

Property Type: Apartment

Agent Comments



3005/8 Franklin St MELBOURNE 3000 (REI)

— 2





Price: \$586,000 Method: Private Sale Date: 14/07/2017 Rooms: 4

Property Type: Apartment

Agent Comments



1107/28 Wills St MELBOURNE 3000 (REI)

-- 2





Price: \$585,000 Method: Auction Sale Date: 09/09/2017

Rooms: 5

Property Type: Apartment

Agent Comments

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





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