

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

2803/8 Exploration Lane Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

1312/333-351 Exhibition Street Melbourne VIC 3000	\$550,000	16-Dec-20
1107/270 King Street Melbourne VIC 3000	\$473,000	11-Feb-21
1115/220 Spencer Street Melbourne VIC 3000	\$453,000	23-Jan-21

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 6 months.~~

This Statement of Information was prepared on: 19 February 2021



**1312/333-351 Exhibition Street
Melbourne VIC 3000**

 2  2  1

Sold Price **\$550,000** Sold Date **16-Dec-20**

Distance **0.13km**



**1107/270 King Street Melbourne
VIC 3000**

 2  2  1

Sold Price ^{RS} **\$473,000** Sold Date **11-Feb-21**

Distance **1.29km**



**1115/220 Spencer Street Melbourne
VIC 3000**

 2  2  -

Sold Price ^{RS} **\$453,000** Sold Date **23-Jan-21**

Distance **1.48km**

RS = Recent sale **UN** = Undisclosed Sale

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