

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

2201/8 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2021

to

31 Oct 2022

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

1015/555 SWANSTON STREET CARLTON VIC 3053	\$550,000	28-Jun-22
4803/568-580 COLLINS STREET MELBOURNE VIC 3000	\$537,500	06-Aug-22
2310/462 ELIZABETH STREET MELBOURNE VIC 3000	\$546,000	23-Jun-22

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.

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**1015/555 SWANSTON STREET
 CARLTON VIC 3053**

2 2 1

Sold Price **\$550,000** Sold Date **28-Jun-22**

Distance **0.64km**



**4803/568-580 COLLINS STREET
 MELBOURNE VIC 3000**

2 2 1

Sold Price ^{RS} **\$537,500** ^{UN} Sold Date **06-Aug-22**

Distance **1.54km**



**2310/462 ELIZABETH STREET
 MELBOURNE VIC 3000**

2 2 1

Sold Price **\$546,000** Sold Date **23-Jun-22**

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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