

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

1903/8 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

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

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

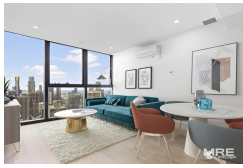
Date of sale

5801/135 A'BECKETT STREET MELBOURNE VIC 3000	\$462,000	22-Oct-23
11/668 BOURKE STREET MELBOURNE VIC 3000	\$460,000	27-Oct-23
5408/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$472,800	08-Nov-23

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: 18 January 2024



**5801/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

^{RS} **\$462,000**

Sold Date **22-Oct-23**

Distance **0.78km**



**11/668 BOURKE STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

\$460,000

Sold Date **27-Oct-23**

Distance **1.5km**



**5408/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

\$472,800

Sold Date **08-Nov-23**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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