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	1501/8 Exploration Lane, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$460,000	&	\$490,000

Median sale price

Median price	\$530,000	Hou	se	Unit	х	Suburb	Melbourne
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

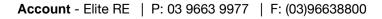
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	606/8 Sutherland St MELBOURNE 3000	\$520,000	07/06/2018
2	G1/545 Rathdowne St CARLTON 3053	\$495,000	26/09/2018
3	806/8 Exploration La MELBOURNE 3000	\$490,000	11/05/2018

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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Rooms

Property Type: Apartment Agent Comments

Indicative Selling Price \$460,000 - \$490,000 Median Unit Price Year ending September 2018: \$530,000

Comparable Properties



606/8 Sutherland St MELBOURNE 3000 (RFI/VG)

(REI/VG)

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2

Price: \$520,000 Method: Private Sale Date: 07/06/2018 Rooms: 5

Property Type: Apartment

Agent Comments

G1/545 Rathdowne St CARLTON 3053 (REI)

1 2

6

600 1

Price: \$495,000 Method: Private Sale Date: 26/09/2018

Rooms: -

Property Type: Apartment

Agent Comments

806/8 Exploration La MELBOURNE 3000

(REI/VG)

-2

2

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Price: \$490,000 Method: Private Sale Date: 11/05/2018

Rooms: 4

Property Type: Apartment

Agent Comments

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800





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