

## 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 202/8 Exploration Lane, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

#### Median sale price

Median price \$486,000 House Unit X Suburb Melbourne

Period - From 01/07/2017 to 30/09/2017 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	Price	Date of sale
1	2008/27 Little Collins St MELBOURNE 3000	\$580,000	18/09/2017
2	1601/690 Elizabeth St MELBOURNE 3000	\$570,000	06/10/2017
3	2303/568 Collins St MELBOURNE 3000	\$550,000	17/08/2017

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.



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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$550,000 - \$600,000  
**Median Unit Price**  
 September quarter 2017: \$486,000

## Comparable Properties



**2008/27 Little Collins St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

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**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 18/09/2017  
**Rooms:** 3  
**Property Type:** Unit



**1601/690 Elizabeth St MELBOURNE 3000 (REI)** **Agent Comments**

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**Price:** \$570,000  
**Method:** Sold Before Auction  
**Date:** 06/10/2017  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 66 sqm approx



**2303/568 Collins St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

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**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 17/08/2017  
**Rooms:** 3  
**Property Type:** Apartment