

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

1406/8 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 2024

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

201/33 MACKENZIE STREET MELBOURNE VIC 3000	\$555,000	18-Sep-24
2911/618 LONSDALE STREET MELBOURNE VIC 3000	\$560,000	30-Oct-24
704/33 MACKENZIE STREET MELBOURNE VIC 3000	\$520,000	29-Sep-24

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: 02 December 2024



**201/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$555,000** Sold Date **18-Sep-24**

Distance **0.19km**



**2911/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price ^{RS} **\$560,000** Sold Date **30-Oct-24**

Distance **1.39km**



**704/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$520,000** Sold Date **29-Sep-24**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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