



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

1003/8 Exploration Lane, Melbourne, 3000

Indicative selling price

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

Single price \$459,000.00

or range between

&

Median sale price

Median price \$525,000.00

Property type Unit/Apartment

Suburb MELBOURNE

Period - From Jul 2019

to

Sep 2019

Source REIV

Comparable property sales

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
2202/8 Sutherland St MELBOURNE 3000	\$487,000.00	4/06/2019
1702/8 Sutherland St MELBOURNE 3000	\$470,000.00	11/08/2019
2204/315 La Trobe St MELBOURNE 3000	\$445,000.00	5/10/2019

This Statement of Information was prepared on: Friday 29th November 2019