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	605/8 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	$650,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Oct 2019	to	30 Sep 2020	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
505/8 Exploration Lane Melbourne VIC 3000	$649,000	15-Jun-20
905/8 Exploration Lane Melbourne VIC 3000	$635,000	27-Jun-20
909/265-273 Exhibition Street Melbourne VIC 3000	$736,000	28-Feb-20

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: 19 October 2020

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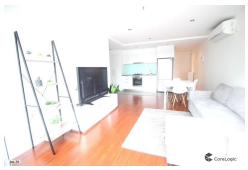


505/8 Exploration Lane Melbourne VIC 3000

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Sold Price **$649,000** Sold Date **15-Jun-20**

Distance **-**



905/8 Exploration Lane Melbourne VIC 3000

3 2 -

Sold Price **$635,000** Sold Date **27-Jun-20**

Distance **-**



909/265-273 Exhibition Street Melbourne VIC 3000

2 2 1

Sold Price **$736,000** Sold Date **28-Feb-20**

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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