

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

1002/8 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

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

203/8 EXPLORATION LANE MELBOURNE VIC 3000	\$422,000	23-Mar-23
402/8 EXPLORATION LANE MELBOURNE VIC 3000	\$700,999	11-Dec-22
1806/8 EXPLORATION LANE MELBOURNE VIC 3000	\$450,000	12-May-23

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: 28 August 2023



**203/8 EXPLORATION LANE
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$422,000** Sold Date **23-Mar-23**

Distance **0km**



**402/8 EXPLORATION LANE
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$700,999** Sold Date **11-Dec-22**

Distance **0km**



**1806/8 EXPLORATION LANE
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$450,000** Sold Date **12-May-23**

Distance **0km**

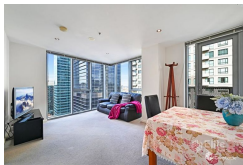


**2006/8 EXPLORATION LANE
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$440,000** Sold Date **23-Nov-22**

Distance **0km**



**2201/8 EXPLORATION LANE
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$499,999** Sold Date **20-Feb-23**

Distance **0km**



**1703/265-273 EXHIBITION STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$745,000** Sold Date **18-Oct-22**

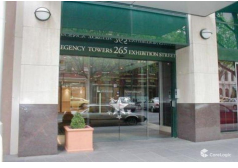
Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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2103/265-273 EXHIBITION STREET Sold Price
MELBOURNE VIC 3000

 2  2  3

- Sold Date **02-Jul-22**

Distance **0.07km**



2306/265-273 EXHIBITION STREET Sold Price
MELBOURNE VIC 3000

 2  2  1

^{RS} ^{UN}
- Sold Date **08-Aug-23**

Distance **0.07km**



2410/265-273 EXHIBITION STREET Sold Price
MELBOURNE VIC 3000

 2  2  1

\$1,000,000 Sold Date **28-Apr-22**

Distance **0.07km**



2803/265-273 EXHIBITION STREET Sold Price
MELBOURNE VIC 3000

 2  2  1

\$790,000 Sold Date **16-Jan-23**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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