

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

2105/8 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

2806/36-40 LA TROBE STREET MELBOURNE VIC 3000	\$410,000	22-Nov-23
1110/33 MACKENZIE STREET MELBOURNE VIC 3000	\$455,000	15-Feb-24
102/139 BOURKE STREET MELBOURNE VIC 3000	\$400,000	29-Nov-23

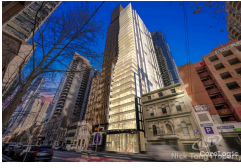
OR

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: 17 April 2024



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**2806/36-40 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$410,000** Sold Date **22-Nov-23**

Distance **0.13km**



**1110/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **\$455,000** ^{UN} Sold Date **15-Feb-24**

Distance **0.19km**



**102/139 BOURKE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$400,000** Sold Date **29-Nov-23**

Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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