

## 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

2201/8 EXPLORATION LANE MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$528,000

&

\$538,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2021

to

30 Jun 2022

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

|  |           |           |
|--|-----------|-----------|
| 2310/27 LITTLE COLLINS STREET MELBOURNE VIC 3000 | \$535,000 | 04-May-22 |
| 2812/555 SWANSTON STREET CARLTON VIC 3053        | \$550,000 | 17-Feb-22 |
| 306/33 ROSE LANE MELBOURNE VIC 3000              | \$529,000 | 02-May-22 |

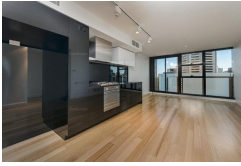
OR

**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: 30 July 2022



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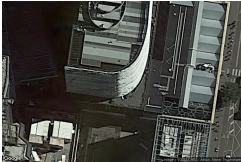


**2310/27 LITTLE COLLINS STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$535,000** Sold Date **04-May-22**

Distance **0.57km**



**2812/555 SWANSTON STREET  
CARLTON VIC 3053**

2 2 1

Sold Price **\$550,000** Sold Date **17-Feb-22**

Distance **0.64km**



**306/33 ROSE LANE MELBOURNE  
VIC 3000**

2 2 1

Sold Price **\$529,000** Sold Date **02-May-22**

Distance **1.45km**

RS = Recent sale      UN = Undisclosed Sale

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