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	2903/8 Exploration Lane, Melbourne Vic 3000

Indicative selling price

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

Single price $429,500

Median sale price

Median price $530,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2022 to 31/12/2022 Source REIV

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 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
1	2201/8 Exploration La MELBOURNE 3000	$500,000	19/03/2023
2	2601/8 Exploration La MELBOURNE 3000	$460,000	23/02/2023
3	203/8 Exploration La MELBOURNE 3000	$422,000	29/03/2023

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 six months.~~

This Statement of Information was prepared on: 14/04/2023 14:16

2903/8 Exploration Lane, Melbourne Vic 3000



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Property Type:
Agent Comments

Indicative Selling Price
$429,500
Median Unit Price
December quarter 2022: $530,000

Comparable Properties



2201/8 Exploration La MELBOURNE 3000 (REI/VG)

2 2 1

Agent Comments

Price: $500,000
Method: Private Sale
Date: 19/03/2023
Rooms: 3
Property Type: Apartment



2601/8 Exploration La MELBOURNE 3000 (VG)

2 - -

Agent Comments

Price: $460,000
Method: Sale
Date: 23/02/2023
Property Type: Flat/Unit/Apartment (Res)



203/8 Exploration La MELBOURNE 3000 (REI)

2 2 -

Agent Comments

Price: $422,000
Method: Private Sale
Date: 29/03/2023
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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