

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 503/ 1 Encounter Way, Docklands 3008

Indicative selling price

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

Range between \$575,000 & \$590,000

Median sale price

Median price \$610,000 Property type Unit Suburb Docklands

Period - From 2/03/2019 to 2/03/2020 Source propertydataonline

Comparable property sales

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	302/ 815 Bourke Street, Docklands	\$585,000	01/01/2020
2	1706/ 18 Waterview Walk, Docklands	\$570,000	12/12/2019
3	1103/ 55 Merchant Street, Docklands	\$600,000	12/10/2019

This Statement of Information was prepared on: 16th March 2020