### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$575,00	0 &	\$600,000	

#### Median sale price

Median price	\$600,000	Pro	perty Type	Jnit		Suburb	Docklands
Period - From	01/10/2018	to	30/09/2019	s	ource	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

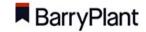
Add	dress of comparable property	Price	Date of sale
1	1501/815 Bourke St DOCKLANDS 3008	\$628,000	24/10/2019
2	1103/55 Merchant St DOCKLANDS 3008	\$600,000	12/10/2019
3	1212N/889 Collins St DOCKLANDS 3008	\$590,000	26/07/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/12/2019 11:46









Indicative Selling Price \$575,000 - \$600,000 Median Unit Price Year ending September 2019: \$600,000

## Comparable Properties



1501/815 Bourke St DOCKLANDS 3008 (REI)

Price: \$628,000 Method: Private Sale Date: 24/10/2019 Property Type: Unit **Agent Comments** 

1103/55 Merchant St DOCKLANDS 3008 (REI/VG)

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Price: \$600,000
Method: Private Sale
Date: 12/10/2019
Property Types Apart

**Property Type:** Apartment **Land Size:** 2661 sqm approx

Agent Comments

1212N/889 Collins St DOCKLANDS 3008

(REI/VG)

**-**2

1

**6** 

Price: \$590,000 Method: Private Sale Date: 26/07/2019

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9936 9999 | F: 03 96819599



