

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 2405N/889 Collins Street, Docklands Vic 3008

Indicative selling price

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

Range between \$475,000 & \$495,000

Median sale price

Median price \$590,000 Property type Unit Suburb Docklands

Period - From 01/01/2020 to 31/12/2020 Source REIV

Comparable property sales

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 4603/560 Lonsdale St MELBOURNE 3000	\$537,999	08/12/2020
2 815/422 Collins St MELBOURNE 3000	\$474,000	05/08/2020
3 2014/60 Kavanagh St SOUTHBANK 3006	\$450,000	11/12/2020

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: 23/02/2021