

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1116/55 Merchant Street Docklands VIC 3008

Indicative selling price

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

Single price \$385,000

Median sale price

Median price \$624,500 House ☐ Unit ☒ Suburb Docklands
Period - From 01/07/2018 to 30/09/2018 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
3E/9 Waterside Place Docklands VIC 3008	\$420,000	09/10/2018
1609E/888 Collins Street Docklands VIC 3008	\$417,500	21/08/2018
420/757 Bourke Street Docklands VIC 3008	\$385,000	26/09/2018