

## STATEMENT OF INFORMATION

Single residential property located in the Melbourne Metropolitan area.

Section 47AF of the Estate Agents Act 1980

Property offered for sale

403/84 River Esplanade, Docklands 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$960,000

or range between

and

### Median Sale Price

Median Price

\$610,000

House

Unit

X

Suburb

Docklands 3008

Period - from

January 2021

to

January 2022

Source

realestate.com.au

### Comparable sales

- A. These are three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property

Price

date of sale

2602/70 Lorimer Street, Docklands 3008

\$1,160,000

11/09/2021

2003/80 Lorimer Street, Docklands 3008

\$975,000

11/08/2021

903/1 Point Park Crescent , Docklands 3008

\$1,030,000

24/12/2021