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

2402/1 Point Park Crescent Docklands VIC 3008

Indicative selling price

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

Single Price	or range between	\$880,000	&	\$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$605,000	Property type		Unit		Suburb	Docklands
Period-from	01 Jan 2021	to	31 Dec 2	ec 2021 Source			Corelogic

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 6 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	
903/1 Point Park Crescent Docklands VIC 3008	\$1,030,000	24-Dec-21	
2303/9 Waterside Place Docklands VIC 3008	\$960,000	19-Nov-21	
1003/70 Lorimer Street Docklands VIC 3008	\$1,035,000	07-Jan-22	

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 6 months.

This Statement of Information was prepared on: 18 January 2022

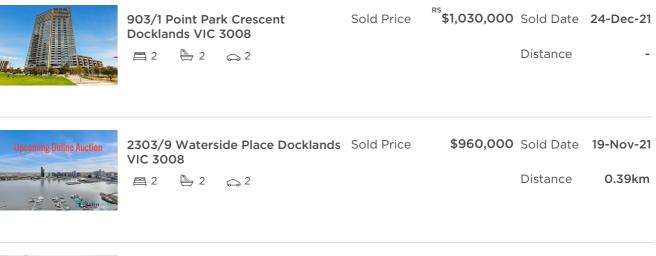


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1003/70 Lorimer Street Docklands VIC 3008 □ 2 □ 2 □ 2 □ 2		Sold Price	^{RS} \$1,035,000 ^{UN}	Sold Date	07-Jan-22	
a 2	2	ç⊒ 2			Distance	0.42km

RS = Recent sale UN = Undisclosed Sale

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