

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 1308/ 5 Caravel Lane, Docklands 3008

Indicative selling price

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

Range Indication \$595,000

Median sale price

Median price \$600,000

Property type Unit

Suburb DOCKLANDS

Period - From 16/01/2019

to

16/01/2020

Source Propertydata.com.au

Comparable property sales

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 1507/ 39 Caravel Lane, Docklands	\$632,500	04/12/2019
2 1708/ 20 Rakaia Way, Docklands	\$601,000	25/10/2019
3 1304/ 231 Harbour Esplanade, Docklands	\$590,000	19/07/2019

This Statement of Information was prepared on: 16th January 2020