

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 501/9 Waterside Place, Docklands 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 \$* 590,000 & \$* 649,000

Median sale price

(*Delete house or unit as applicable)

Median price \$595,000 *House *Unit X Suburb Docklands
Period - From 1/12/2018 to 31/03/2019 Source REIV

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 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
1910/7 Riverside Quay Southbank 3006	\$645,000	11/02/2019
1901/915 Collins St Docklands 3008	\$602,000	25/12/2018
501/915 Collins St Docklands 3008	\$599,000	18/12/2018

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.