

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

516/13 Point Park Crescent, Docklands Vic 3008

Indicative selling price

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

Range between

\$1,150,000

&

\$1,265,000

Median sale price*

Median price

\$1,300,000

Property Type

Unit

Suburb

Docklands

Period - From

25/10/2021

to

25/02/2022

Source

PropertyData

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.

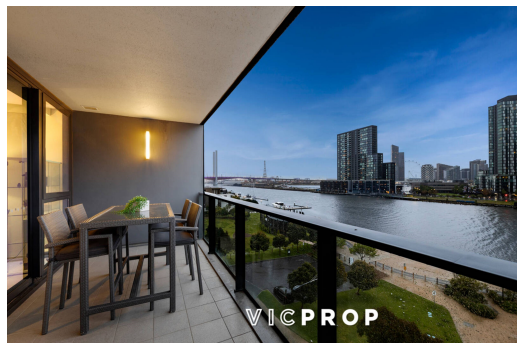
	Address of comparable property	Price	Date of sale
1	1501/39 Caravel La DOCKLANDS 3008	\$1,190,000	12/10/2021
2	301/29 Rakaia Way DOCKLANDS 3008	\$1,170,000	07/11/2021
3	1002/39 Caravel La DOCKLANDS 3008	\$1,155,000	20/11/2021

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.~~

This Statement of Information was prepared on:

25/02/2022 14:15



3
 2
 2

Property Type: Apartment

Land Size: 137 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,265,000

Median Unit Price *

25/10/2021 - 25/02/2022: \$1,300,000

* Agent calculated median

Comparable Properties

1501/39 Caravel La DOCKLANDS 3008 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,190,000

Method: Private Sale

Date: 12/10/2021

Property Type: Apartment



301/29 Rakaia Way DOCKLANDS 3008 (VG)

Agent Comments

3
 -
 -

Price: \$1,170,000

Method: Sale

Date: 07/11/2021

Property Type: Flat/Unit/Apartment (Res)



1002/39 Caravel La DOCKLANDS 3008 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,155,000

Method: Private Sale

Date: 20/11/2021

Property Type: Apartment

Account - VICPROP