

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 7502/452-472 Elizabeth Street, Docklands

Indicative selling price

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

Between :

\$830,000

&

\$850,000

Median sale price

Median price \$820,000

Unit X

Suburb Docklands

Period - From 01/02/2017 to 01/02/2018

Source REIV

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
6003/500 Elizabeth Street, Melbourne	\$940,000	02/11/2017
3605/27 Therry Street, Melbourne	\$960,000	31/05/2017
14/52 Leicester Street, Carlton	\$875,000	18/03/2017