

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 2005/100 Harbour Esplanade, 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 \$830,000 & \$913,000

Median sale price

(*Delete house or unit as applicable)

Median price \$630,000 *House *Unit X Suburb Docklands
Period - From 01/12/2016 to 21/12/2017 Source REA Realestate.com

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
113/55 Victoria Harbour Promenade, Docklands	\$953,888	14/11/2017
3006/100 Harbour Esplanade, Docklands	\$740,000	22/11/2017
102/55 Victoria Harbour Promenade, Docklands	\$950,000	29/09/2017

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.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.