

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

1103/55 Merchant Street, 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 \$* 640,000 & \$* 660,000

Median sale price

(*Delete house or unit as applicable)

Median price \$635,000

*House ☐

*Unit ☒

Suburb

DOCKLANDS

Period - From 13/03/2019 to 13/08/2019

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

135/55 Victoria Harbour Promenade, Docklands 3008	\$660,000	28/03/2019
1306/15 Caravel Lane, Docklands 3008	\$650,000	15/04/2019
73/111 Merchant St, Docklands 3008	\$662,000	18/05/2019

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.