

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 | 2603n/883 Collins Street, Docklands Vic 3008 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$730,000 | ķ | \$803,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$580,888 | Hou | se | Unit | Х | Suburl | Docklands |
|---------------|------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/04/2017 | to | 31/03/2018 | | Source | REIV | |

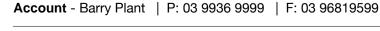
Comparable property sales (*Delete A or B below as applicable)

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.

| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1 | 808/1 Encounter Way DOCKLANDS 3008 | \$793,000 | 07/05/2018 |
| 2 | 2007/8 Marmion PI DOCKLANDS 3008 | \$780,000 | 09/05/2018 |
| 3 | 3308/100 Harbour Esp DOCKLANDS 3008 | \$758,000 | 25/02/2018 |

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.







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