

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 709/ 100 Harbour Esplanade, Docklands 3008

Indicative selling price

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

Range between \$495,000 & \$544,500

Median sale price

Median price \$600,000 Property type Unit Suburb Docklands

Period - From 23/10/2018 to 23/10/2019 Source Propertydata.com.au

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
1 604/ 100 Harbour Esplanade, Docklands	\$505,000	11/09/2019
2 1703/ 100 Harbour Esplanade	\$525,000	08/10/2019
3 1704/ 100 Harbour Esplanade	\$530,000	15/07/2019

This Statement of Information was prepared on: 24 September 2019