

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

1208S/889 Collins 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

\$ 462,000

or range between

\$* _____

&

\$* _____

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 595,000

*House

☐

*Unit

☒

Suburb

Docklands

Period - From

01/02/2019

to

30/08/2019

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

1501/231 Harbour ESP Docklands 3008	\$486,500	25/02/2019
312/2 Newquay Pm Docklands 3008	\$450,000	10/04/2019
104/16 Pearl River Rd Docklands 3008	\$422,000	13/02/2019

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.