

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

5 Point Park Crescent, Docklands Vic 3008

Indicative selling price

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

Range between

\$1,380,000

&

\$1,480,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Docklands

Period - From

01/10/2018

to

30/09/2019

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
1	3003/1 Point Park Cr DOCKLANDS 3008	\$1,470,000	06/06/2019
2	5 Point Park Cr DOCKLANDS 3008	\$1,450,000	14/10/2010
3			

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.

This Statement of Information was prepared on:

21/11/2019 15:54



Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4961 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,480,000
Median Unit Price
Year ending September 2019: \$600,000

Comparable Properties

3003/1 Point Park Cr DOCKLANDS 3008 (VG)

Agent Comments



Price: \$1,470,000
Method: Sale
Date: 06/06/2019
Property Type: Strata Unit/Flat

5 Point Park Cr DOCKLANDS 3008 (VG)

Agent Comments



Price: \$1,450,000
Method: Sale
Date: 14/10/2010
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4961 sqm approx

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.