

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 2605/100 Harbour Esplanade, Docklands, VIC 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 \$525,000 or range between \$* & \$*

Median sale price

(*Delete house or unit as applicable)

Median price \$630,000 *House *Unit X Suburb Docklands
Period - From 01/12/16 to 04/12/17 Source [REA Realestate.com](http://REA.Realestate.com)

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
1301/100 Harbour Esplanade, Docklands	\$712,000	20/07/17
1507/100 Harbour Esplanade, Docklands	\$530,000	19/05/17
1815/100 Harbour Esplanade, Docklands	\$570,000	11/04/17

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.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.