

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	304/1 Encounter Way DOCKLANDS 3008	\$705,000	11/01/2024
2	1406E/888 Collins St DOCKLANDS 3008	\$600,000	19/09/2023
3	107/183 City Rd SOUTHBANK 3006	\$588,000	14/12/2023

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:

Peter Zervas

9068 4850

0405 682 173

peterz@whitefoxrealestate.com.au

Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

Year ending December 2023: \$600,000



2 1 1

Property Type: Apartment (Res)

Agent Comments

Comparable Properties

304/1 Encounter Way DOCKLANDS 3008 (REI)

Agent Comments

2 1 1

With city views

Price: \$705,000

Method: Private Sale

Date: 11/01/2024

Property Type: Apartment



1406E/888 Collins St DOCKLANDS 3008 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Sold Before Auction

Date: 19/09/2023

Rooms: 6

Property Type: Apartment



107/183 City Rd SOUTHBANK 3006 (REI)

Agent Comments

2 1 1

Price: \$588,000

Method: Private Sale

Date: 14/12/2023

Property Type: Apartment