

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 2702/241 Harbour Esplanade, Docklands, 3008.

Indicative selling price

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

Single price or range between \$495,000 & \$530,000

Median sale price

Median price \$599,00 House Unit ☒ Suburb Docklands
Period - From 16/07/2018 to 16/07/2019 Source Propertydata.com.au

Comparable property sales

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
1616/8 Marmion PI DOCKLANDS 3008 VIC	\$520,000	17/07/2019
2209/8 Marmion PI DOCKLANDS 3008 VIC	\$520,000	13/06/2019
1506/8 Waterview Wlk DOCKLANDS 3008 VIC	\$530,000	12/07/2019

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.