

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

2802/1 Point Park Crescent 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

or range
between

\$1,580,000

&

\$1,710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,500

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

2703/1 Point Park Crescent Docklands VIC 3008	\$1,500,000	22-Apr-17
3102/1 Point Park Crescent Docklands VIC 3008	\$1,601,000	28-Sep-17
2501/90 Lorimer Street Docklands VIC 3008	\$1,710,000	12-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 08 November 2019



**2703/1 Point Park Crescent
Docklands VIC 3008**

 3  2  2

Sold Price **\$1,500,000** Sold Date **22-Apr-17**

Distance -



**3102/1 Point Park Crescent
Docklands VIC 3008**

 3  2  2

Sold Price **\$1,601,000** Sold Date **28-Sep-17**

Distance -



**2501/90 Lorimer Street Docklands
VIC 3008**

 3  2  2

Sold Price **\$1,710,000** Sold Date **12-Oct-19**

Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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