

## 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 1607/24 St Mangos Lane Docklands VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$450,000

### Median sale price

Median price \$405,000 House ☐ Unit ☒ Suburb Docklands  
Period - From 15/10/2017 to 15/10/2018 Source REA Realestate.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
2311/8 Pearl River Road Docklands VIC 3008	\$490,000	21/08/2018
5C/8 Waterside Place Docklands VIC 3008	\$458,000	03/08/2018
1701D/15 Doepel Way Docklands VIC 3008	\$430,000	19/04/2018