## 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

2010/100 Harbour Esplanade, Docklands Vic 3008

#### Indicative selling price

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For the mear	ning of this	Drice see	consumer vic a	ov.au/underquoting
	mig or ano	p1100 000	00110011101.vi0.g.	svida/ anaol quoting

Single price \$535,000

#### Median sale price

Median price	\$665,000	Pro	perty Type Unit	:	Suburb	Docklands
Period - From	01/10/2019	to	31/12/2019	Sou	Irce REIV	

#### 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.

Ado	dress of comparable property	Price	Date of sale
1	1902/1 Freshwater PI SOUTHBANK 3006	\$650,000	20/01/2020
2	511/13 Point Park Cr DOCKLANDS 3008	\$539,000	19/12/2019
3	1/117 Hardware St MELBOURNE 3000	\$511,000	14/03/2020

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:

16/04/2020 11:51



### **peter**markovic





Property Type: Agent Comments Indicative Selling Price \$535,000 Median Unit Price December quarter 2019: \$665,000

# **Comparable Properties**



1902/1 Freshwater PI SOUTHBANK 3006 (REI) Agent Comments



Price: \$650,000 Method: Private Sale Date: 20/01/2020 Property Type: Apartment

511/13 Point Park Cr DOCKLANDS 3008 (REI) Agent Comments



Price: \$539,000 Method: Private Sale Date: 19/12/2019 Property Type: Apartment



1/117 Hardware St MELBOURNE 3000 (REI)

Agent Comments



Price: \$511,000 Method: Auction Sale Date: 14/03/2020 Property Type: Apartment

#### Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.