Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

2405/1 Point Park Crescent, Docklands Vic 3008

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$606,500	Pro	perty Type	Unit		Suburb	Docklands
Period - From	01/04/2021	to	30/06/2021		Source	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.

Address of comparable property

	aress of comparable property	1 1100	Date of Sale
1	234/55 Victoria Harbour Prm DOCKLANDS 3008	\$1,525,000	09/05/2021
2	3004/1 Point Park Cr DOCKLANDS 3008	\$1,400,000	26/04/2021
3	2801/100 Lorimer St DOCKLANDS 3008	\$1,382,000	29/09/2021

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:	05/10/2021 12:28



Date of sale

McGrath

Ellie Gong 9889 8800 0430 434 567

\$1,300,000 - \$1,400,000 **Median Unit Price** June quarter 2021: \$606,500

elliegong@mcgrath.com.au **Indicative Selling Price**

Property Type: Apartment **Agent Comments**



Comparable Properties



Price: \$1,525,000 Method: Private Sale Date: 09/05/2021 Rooms: 5

Property Type: Apartment

Agent Comments



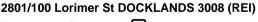
3004/1 Point Park Cr DOCKLANDS 3008

(REI/VG)

Price: \$1,400,000 Method: Private Sale Date: 26/04/2021

Property Type: Apartment

Agent Comments



Price: \$1,382,000 Method: Private Sale Date: 29/09/2021

Property Type: Apartment

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



