

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

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

Median sale price

Median price \$606,500

Property 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	Price	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



3 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Unit Price

June quarter 2021: \$606,500

Comparable Properties



234/55 Victoria Harbour Prm DOCKLANDS
3008 (REI/VG)

Agent Comments

3 2 2

Price: \$1,525,000

Method: Private Sale

Date: 09/05/2021

Rooms: 5

Property Type: Apartment



3004/1 Point Park Cr DOCKLANDS 3008
(REI/VG)

Agent Comments

3 2 2

Price: \$1,400,000

Method: Private Sale

Date: 26/04/2021

Property Type: Apartment



2801/100 Lorimer St DOCKLANDS 3008 (REI)

Agent Comments

3 2 2

Price: \$1,382,000

Method: Private Sale

Date: 29/09/2021

Property Type: Apartment