

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

1207/2-16 Newquay Promenade 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

\$1,125,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2018

to

30 Sep 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

| | | |
|--|-------------|-----------|
| 1604/2-16 Newquay Promenade Docklands VIC 3008 | - | 01-Apr-19 |
| 401/2-16 Newquay Promenade Docklands VIC 3008 | \$1,225,000 | 31-Oct-18 |
| 202/55 Victoria Harbour Promenade Docklands VIC 3008 | \$1,100,000 | 26-May-18 |

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: 07 October 2019



**1604/2-16 Newquay Promenade
Docklands VIC 3008**

3 2 2

Sold Price

- Sold Date **01-Apr-19**

Distance -



**401/2-16 Newquay Promenade
Docklands VIC 3008**

3 2 2

Sold Price

\$1,225,000

Sold Date **31-Oct-18**

Distance -



**202/55 Victoria Harbour
Promenade Docklands VIC 3008**

3 2 2

Sold Price

\$1,100,000

Sold Date **26-May-18**

Distance **0.59km**



**172/8 Waterside Place Docklands
VIC 3008**

3 2 2

Sold Price

\$1,250,000

Sold Date **08-Apr-19**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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