

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

607/39 Caravel Lane, Docklands Vic 3008

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$608,000 Property Type Unit Suburb Docklands

Period - From 01/07/2018 to 30/06/2019 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	1308/387 Docklands Dr DOCKLANDS 3008	\$595,000	21/06/2019
2	1212N/889 Collins St DOCKLANDS 3008	\$590,000	26/07/2019
3	424/67 Spencer St DOCKLANDS 3008	\$551,000	11/07/2019

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:

17/09/2019 17:14

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending June 2019: \$608,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties

1308/387 Docklands Dr DOCKLANDS 3008 (REI)

Agent Comments

2 1 1

Price: \$595,000

Method: Private Sale

Date: 21/06/2019

Rooms: 3

Property Type: Apartment

1212N/889 Collins St DOCKLANDS 3008 (REI/VG)

Agent Comments

2 1 1

Price: \$590,000

Method: Private Sale

Date: 26/07/2019

Property Type: Apartment



424/67 Spencer St DOCKLANDS 3008 (REI)

Agent Comments

2 1 -

Price: \$551,000

Method: Private Sale

Date: 11/07/2019

Rooms: 3

Property Type: Apartment