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	1112/55 Merchant Street, Docklands Vic 3008
Including suburb and postcode	

Indicative selling price

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

Range between \$520,000	&	\$570,000
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Median sale price

Median price	\$602,500	Pro	perty Type Uni	t		Suburb	Docklands
Period - From	02/09/2023	to	01/09/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	605/8 Waterview Wlk DOCKLANDS 3008	\$555,000	24/07/2024
2	1208/5 Caravel La DOCKLANDS 3008	\$545,000	09/07/2024
3	1603/8 Marmion PI DOCKLANDS 3008	\$553,000	21/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/09/2024 16:24





Jeff Anderson (03) 9835 1151 0411 222 744 jeffa@rosshunt.com.au

Indicative Selling Price \$520,000 - \$570,000 Median Unit Price 02/09/2023 - 01/09/2024: \$602,500



Property Type: Apartment
Agent Comments

Comparable Properties

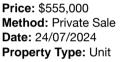


605/8 Waterview WIk DOCKLANDS 3008 (REI)

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Agent Comments





1208/5 Caravel La DOCKLANDS 3008 (REI/VG) Agent Comments

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Price: \$545,000 **Method:** Private Sale **Date:** 09/07/2024

Property Type: Apartment



1603/8 Marmion PI DOCKLANDS 3008

(REI/VG)

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6 1

Price: \$553,000 Method: Private Sale Date: 21/06/2024

Property Type: Apartment

Agent Comments

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



