

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

1112/55 Merchant Street, Docklands Vic 3008

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$602,500 Property Type Unit Suburb Docklands

Period - From 02/09/2023 to 01/09/2024 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	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 comparable properties 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



Property Type: Apartment

Agent Comments

Comparable Properties



605/8 Waterview Wik DOCKLANDS 3008 (REI) Agent Comments



Price: \$555,000

Method: Private Sale

Date: 24/07/2024

Property Type: Unit



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



Price: \$545,000

Method: Private Sale

Date: 09/07/2024

Property Type: Apartment



1603/8 Marmion PI DOCKLANDS 3008 (REI/VG) Agent Comments



Price: \$553,000

Method: Private Sale

Date: 21/06/2024

Property Type: Apartment