

STATEMENT OF INFORMATION

Single residential property located
in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1018/55 Merchant Street Docklands 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 \$* or range between \$* 375,000 & \$* 400,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 621,500 *House ☐ *Unit ☒ Suburb Docklands

Period - From 12/10/2018 to 12/03/2019 Source REIV propertydata.com.au

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 104A/8 Pearl River Road, Docklands 3008	\$ 422,000	06/02/2019
2 N904/241 Harbour Esplanade, Docklands 3008	\$ 420,000	17/12/2018
3 1010/8 Pearl River Road, Docklands 3008	\$ 395,000	29/10/2018

