

STATEMENT OF INFORMATION

Single residential property located in the Melbourne Metropolitan area.

Section 47AF of the Estate Agents Act 1980

Property offered for sale 2201/1 POINT PARK CRESCENT, DOCKLANDS 3008

Indicative selling price

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

Single price \$1,240,000 or range between and

Median Sale Price

Median Price \$1,150,000 House Unit X Suburb West Melbourne

Period - from JUNE 2022 to MAY 2023 Source realestate.com.au

Comparable sales

~~A. These are three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale~~

Address of comparable property	Price	date of sale
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<div style="border: 1px solid black; height: 25px; width: 100%;"></div>	<div style="border: 1px solid black; height: 25px; width: 100%;"></div>	<div style="border: 1px solid black; height: 25px; width: 100%;"></div>
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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.