

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 1002/55 Merchant Street, Docklands, VIC 3008

Indicative selling price

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

Price Range

\$500,000

&

\$550,000

Median sale price

Median price

\$595,000

Property Type

Apartment

Suburb

Docklands (3008)

Period - From

25/11/2021

to

24/11/2021

Source

realestate.com.au

Comparable property sales

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
1008/231 HARBOUR ESPLANADE, DOCKLANDS VIC 3008	\$530,000	04/11/2021
1208/8 MARMION PLACE, DOCKLANDS VIC 3008	\$530,000	27/10/2021
1205/8 WATERVIEW WALK, DOCKLANDS VIC 3008	\$545,000	16/10/2021

This Statement of Information was prepared on: 01/12/2021