

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

909/20 Rakaia Way, Docklands Vic 3008

Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$600,000

House

Unit

X

Suburb

Docklands

Period - From

01/10/2016

to

30/09/2017

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	216/20 Rakaia Way DOCKLANDS 3008	\$425,000	27/06/2017
2	1909/39 Caravel La DOCKLANDS 3008	\$410,000	31/08/2017
3	609/20 Rakaia Way DOCKLANDS 3008	\$400,000	11/05/2017

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.



1 1 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$420,000

Median Unit Price
Year ending September 2017: \$600,000

Comparable Properties

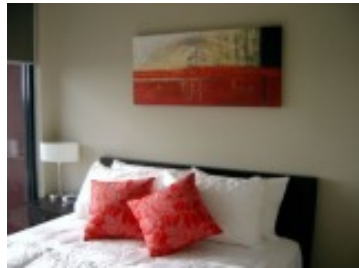


216/20 Rakaia Way DOCKLANDS 3008 (REI/VG)

Agent Comments

1 1 1

Price: \$425,000
Method: Private Sale
Date: 27/06/2017
Rooms: 2
Property Type: Apartment



1909/39 Caravel La DOCKLANDS 3008 (REI)

Agent Comments

1 1 1

Price: \$410,000
Method: Private Sale
Date: 31/08/2017
Rooms: -
Property Type: Apartment



609/20 Rakaia Way DOCKLANDS 3008 (REI/VG)

Agent Comments

1 1 1

Price: \$400,000
Method: Private Sale
Date: 11/05/2017
Rooms: 2
Property Type: Apartment