

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 1102/ 39 Caravel Lane, Docklands 3008

Indicative selling price

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

Range between \$1,170,000 & \$1,230,000

Median sale price

Median price \$600,000 Property type Unit Suburb Docklands

Period - From 01/04/2019 to 01/10/2019 Source Propertydata.com.au

Comparable property sales

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 1102/ 398 Lonsdale Street, Melbourne	\$1,150,000	6/07/2019
2 172/ 8 Waterside Place, Docklands	\$1,250,000	03/06/2019
3 1802/ 50 Lorimer Street, Docklands	\$1,150,000	05/04/2019

This Statement of Information was prepared on: 1st October 2019