

# 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 920/ 55 Merchant Street Docklands VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$335,000 & \$355,000

### Median sale price

Median price \$586,250 Property type Unit Suburb Docklands

Period - From 25/ 2/ 2021 To 25/ 5/ 2021 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	410/ 1 Encounter Way, Docklands	\$350,000	9/ 4 / 2021
2	514/ 838 Bourke Street, Docklands	\$340,000	8/ 10 / 2021
3	602/ 838 Bourke Street, Docklands	\$350,000	19/ 01/ 2021

This Statement of Information was prepared on: 25<sup>th</sup> May 2021