

## **STATEMENT OF INFORMATION**

Single residential property located in the Melbourne Metropolitan area.

Section 47AF o	of the Estate /	Agents Act	1980				
Property offer	ed for sale	1703/39 Caravel Lane, Docklands 3008					
Indicative selli	ng price						
For the meaning	ng of this pric	e see cons	umer.vic.gov.au/und	derquoting			
Single price	\$740,000		or range between	veen		and	
Median Sale P	<u>rice</u>						
Median Price	e \$630,000 House Unit X Suburb Docklands 3008						ds 3008
Period - from 1 <sup>st</sup> December 2016 to 1 <sup>st</sup> December 2017 Source realestate.com.au						om.au	
Comparable sa	ales .						
			within two kilometres of tative considers to be m				ths that the
Address of con	nparable pro	perty			Price	da	ate of sale
2103/29 Caravel Lane, Docklands 3008					\$710,5	500	24/08/2017
402/402 Newquay Promenade, Docklands 3008					\$820,0	000	08/12/2017
801/15 Caravel Lane, Docklands 3008					\$900,0	000	25/10/2017

## 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.