

STATEMENT OF INFORMATION

Single residential property located in the Melbourne Metropolitan area.

Section 47AF of the Estate Agents Act 1980							
Property offered for sale 507W/888 Collins Street			3 Collins Street, Dock	klands 3008			
Indicative sell	ing price						
For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$420,000		or range between			and [
Median Sale Price							
Median Price	an Price \$420,000 House Unit X Suburb Docklands 3008						
Period - from	Period - from 1st December 2016 to 1st December 2017 Source realestate.com.au						
Comparable sales							
A. These are three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale							
Address of comparable property Price date of sale							
204E/888 Collins Street, Docklands 3008					\$405,00	0	12/04/2017
1606/883 Collins Street, Docklands 3008					\$560,000		19/09/2017
1002/889 Collins Street, Docklands 3008					\$418,00	\$418,000 08/06/2017	

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.