

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1005/81 South Wharf Drive, Docklands, VIC 3008

INDICATIVE SELLING PRICE

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

Range Between \$700,000 & \$720,000

MEDIAN SALE PRICE

Median price \$555,000 | Unit | Docklands (3008)

Period - From 1 September 2016 to 31 August 2017 | Source - CoreLogic

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 |
|---|------------------|-------------------|
| 1404/81 SOUTH WHARF DRIVE, DOCKLANDS VIC 3008 | \$800,000 | 17/11/2017 |
| 1702/1 POINT PARK CRESCENT, DOCKLANDS VIC 3008 | \$837,000 | 30/09/2017 |
| 1301/9 WATERSIDE PLACE, DOCKLANDS VIC 3008 | \$755,000 | 02/10/2017 |