
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

2904/231 Harbour Esplanade, Docklands 3008
--

Indicative selling price

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

range between

\$1,050,000	&	\$1,080,000
-------------	---	-------------

Median sale price

Median price

\$600,000	Unit	X	Suburb	Docklands
-----------	------	---	--------	-----------

Period - From

19/10/2016	to	19/10/2017	Source	Realestate.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
134/55 Victoria Harbour Promenade, Docklands	\$1,350,000	06/2017
56/55 Victoria Harbour Promenade, Docklands	\$1,225,000	02/2017
2104/100 Lorimer Street, Docklands	\$1,166,000	09/2017