





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



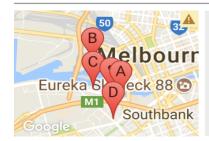
118 RIVER ESPLANADE, DOCKLANDS, VIC 4 🕒 3

Indicative Selling Price

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

\$3,109,000 to \$3,436,000 Price Range:

MEDIAN SALE PRICE



DOCKLANDS, VIC, 3008

Suburb Median Sale Price (Unit)

\$600,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



2001/70 LORIMER ST, DOCKLANDS, VIC 3008







Sale Price

*\$560,000

Sale Date: 19/09/2017

Distance from Property: 278m





136 NEWQUAY PROM, DOCKLANDS, VIC 3008 📇 4







Sale Price

***\$5,680,000**

Sale Date: 26/10/2017

Distance from Property: 990m





58 SOUTH WHARF DR, DOCKLANDS, VIC 3008 🕮 4







Sale Price

\$4,250,000

Sale Date: 08/10/2016

Distance from Property: 505m







1/164 INGLES ST, PORT MELBOURNE, VIC





Sale Price \$2,600,000 Sale Date: 12/11/2016

Distance from Property: 683m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

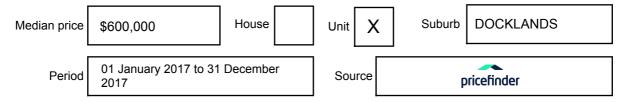
Address Including suburb and postcode	118 RIVER ESPLANADE, DOCKLANDS, VIC 3008
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Indicative selling price

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

Price Range: \$3,109,000 to \$3,436,000

Median sale price



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
2001/70 LORIMER ST, DOCKLANDS, VIC 3008	*\$560,000	19/09/2017
136 NEWQUAY PROM, DOCKLANDS, VIC 3008	*\$5,680,000	26/10/2017
58 SOUTH WHARF DR, DOCKLANDS, VIC 3008	\$4,250,000	08/10/2016
1/164 INGLES ST, PORT MELBOURNE, VIC 3207	\$2,600,000	12/11/2016