

**STATEMENT OF INFORMATION**

**Single residential property located in the Melbourne Metropolitan area.**

Section 47AF of the Estate Agents Act 1980

Property offered for sale 1708/6-22 Pearl River Road, Docklands 3008

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$460,000 or range between  and

**Median Sale Price**

Median Price \$420,000 House  Unit  Suburb Docklands 3008

Period - from 1<sup>st</sup> December 2016 to 1<sup>st</sup> 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
<span style="border: 1px solid black; padding: 2px;">2005/421 Docklands Drive, Docklands 3008</span>	<span style="border: 1px solid black; padding: 2px;">\$432,000</span>	<span style="border: 1px solid black; padding: 2px;">26/06/2017</span>
<span style="border: 1px solid black; padding: 2px;">603/2 Glenti Place, Docklands 3008</span>	<span style="border: 1px solid black; padding: 2px;">\$560,000</span>	<span style="border: 1px solid black; padding: 2px;">20/12/2017</span>
<span style="border: 1px solid black; padding: 2px;">1909/39 Caravel Lane, Docklands 3008</span>	<span style="border: 1px solid black; padding: 2px;">\$410,000</span>	<span style="border: 1px solid black; padding: 2px;">31/08/2017</span>

**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.