

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

1108/55 Merchant Street, Docklands, VIC 3008

INDICATIVE SELLING PRICE

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

Range Between \$620,000 & \$640,000

MEDIAN SALE PRICE

Median price \$560,000 | House | Docklands (3008)

Period - From 1 July 2016 to 30 June 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
28/801 BOURKE ST, DOCKLANDS VIC 3008	\$660,000	03/01/2017
406/815 BOURKE ST, DOCKLANDS VIC 3008	\$570,000	07/06/2017
1707/100 HARBOUR ESP, DOCKLANDS VIC 3008	\$620,000	24/03/2017