

## **STATEMENT OF INFORMATION**

Single residential property located in the Melbourne Metropolitan area.

| Section 47AF of the Estate Agents Act 1980   |  |          |  |                        |             |          |            |  |
|--|--|----------|--|------------------------|-------------|----------|------------|--|
| Property offer   | ed for sale  | 1701/673 | 701/673 Latrobe Street, Docklands 3008 |                        |             |          |            |  |
| Indicative selling price   |  |          |  |                        |             |          |            |  |
| For the meaning of this price see consumer.vic.gov.au/underquoting   |  |          |  |                        |             |          |            |  |
| Single price   | \$380,000  |          | or range between                       |                        |             | and      |            |  |
| Median Sale Price  |  |          |  |                        |             |          |            |  |
| Median Price   | edian Price \$410,000 House Unit X Suburb Docklands 3008 |          |  |                        |             |          |            |  |
| Period - from  | 1 <sup>st</sup> February                                 | y 2017   | to 1st February 2                      | . <mark>018</mark> Sou | urce reales | state.co | m.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  |  |          |  |                        |             |          |            |  |
| 805S/750 Bourke Street, Docklands 3008   |  |          |  |                        | \$420,000   |          | 30/10/2017 |  |
| 516/838 Bourke Street, Docklands 3008  |  |          |  |                        | \$355,000   |          | 19/10/2017 |  |
| 705/241 Harbour Esplanade, Docklands 3008  |  |          |  |                        | \$350,000   |          | 19/12/2017 |  |