

STATEMENT OF INFORMATION

Single residential property located in the Melbourne Metropolitan area.

Section 47AF of the Estate Agents Act 1980				
Property offered for sale 2702/241 Harbour Esplanade, Docklands 3008				
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting				
Single price \$535,000	or range between	and		
Median Sale Price				
Median Price \$612,000 House Unit X Suburb Docklands 3008				
Period - from 30 th August 201	7 to 30 th August 2018 So	to 30 th August 2018 Source realestate.com.au		
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 d	late of sale	
1901/231 Harbour Esplanade, Docklands 3008		\$530,000	19/06/2018	
2801/231 Harbour Esplanade, Docklands 3008		\$530,000	28/12/2017	
407/5 Caravel Lane, Docklands 3008		\$614,500	28/05/2018	