

## **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	407/5 Caravel Lane, Docklands 3008						
Indicative selli	ing price							
For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	\$630,000		or range bet	ween			and	
Median Sale Price								
Median Price \$630,000 House Unit X Suburb Docklands 3008								
Period - from	riod - from 1st February 2017 to 1st February 2018 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								ate of sale
203/30 New Quay Promenade, Docklands 3008					\$735,0	00	24/01/2018	
1804/15 Caravel Lane, Docklands 3008						\$620,000		05/12/2017
2612/100 Harbour Esplanade, Docklands 3008						\$635,000		06/02/2018