

STATEMENT OF INFORMATION

Single residential property located in the Melbourne Metropolitan area.

Section 47AF of the Estate Agents Act 1980							
Property offered for sale 1203			3/421 Docklands Drive, Docklands 3008				
Indicative selli	ing price						
For the meani	ng of this pric	e see consi	umer.vic.gov.au/unde	rquoting			
Single price	\$500,000		or range between		and		
Median Sale P	<u>rice</u>						
Median Price	\$630,000 House Unit X Suburb Docklands 3008						ds 3008
Period - from	iod - from 1 st December 2016 to 1 st December 2017 Source realestate.com.au						
	ese are three pro		within two kilometres of thative considers to be most				ths that the
Address of comparable property P						da	ate of sale
2801/231 harbour Esplanade, Docklands 3008					\$530,000	0	28/12/2017
313/15 Deopel Way, Docklands 3008					\$555,000	0	21/11/2017
1507/421 Docklands Drive, Docklands 3008					\$590,000	0	01/10/2017

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.