

STATEMENT OF INFORMATION

Single residential property located in the Melbourne Metropolitan area.

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Indicative selling price

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

Single price or range between and

Median Sale Price

Median Price House Unit Suburb

Period - from to Source

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
<input type="text" value="2305/241 Harbour Esplanade, Docklands 3008"/>	<input type="text" value="\$420,000"/>	<input type="text" value="09/12/2017"/>
<input type="text" value="705/241 Harbour Esplanade, Docklands 3008"/>	<input type="text" value="\$350,000"/>	<input type="text" value="19/12/2017"/>
<input type="text" value="810/231 Harbour Esplanade, Docklands 3008"/>	<input type="text" value="\$362,000"/>	<input type="text" value="04/08/2017"/>

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.