

STATEMENT OF INFORMATION

Single residential property located in the Melbourne Metropolitan area.

Section 47AF o	of the Estate A	gents Act	1980					
Property offered for sale 1410/243			1 Harbour Esplanade, Docklands 3008					
Indicative selli	ing price							
For the meanir	ng of this price	e see cons	umer.vic.gov.au/und	lerquoting				
Single price	\$410,000		or range between			and		
Median Sale P	<u>rice</u>							
Median Price	\$420,000 House Unit X Suburb					Docklan	ds 3008	
Period - from	- from 1st December 2016 to 1st December 2017 Source realestate.com						om.au	
Comparable sa	ales_							
			within two kilometres of tative considers to be mo				hs that the	
Address of comparable property P						da	ate of sale	
2305/241 Harbour Esplanade, Docklands 3008					\$420,0	000	09/12/2017	
705/241 Harbour Esplanade, Docklands 3008					\$350,0	000	19/12/2017	
810/231 Harbour Esplanade, Docklands 3008					\$362,0	000	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.