

STATEMENT OF INFORMATION

Single residential property located in the Melbourne Metropolitan area.

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2604/1 Point Park Crescent, Docklands 3008

Indicative selling price

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

Single price	\$990,000	or range between and
<u>Median Sale P</u>	<u>rice</u>	
Median Price	\$615,000	House Unit X Suburb Docklands 3008
Period - from	1 st October 2017	to 1 st October 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
1901/1 Point Park Crescent, Docklands 3008	\$1,060,000	16/06/2018
1603/70 Lorimer Street, Docklands 3008	\$1,010,000	28/06/2018
1701/1 Point Park Crescent, Docklands 3008	\$1,070,000	07/06/2018