



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

N604/241 Harbour Esplanade, Docklands, VIC 3008

INDICATIVE SELLING PRICE

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

Range Between \$410,000 & \$430,000

MEDIAN SALE PRICE

Median price \$556,500 | House | Docklands (3008)

Period - From 1 February 2017 to 31 January 2018 | Source - CoreLogic

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of Comparable Property	Price	Date of Sale
1703/231 HARBOUR ESPLANADE, DOCKLANDS VIC 3008	\$430,000	15/10/2017
804/241 HARBOUR ESPLANADE, DOCKLANDS VIC 3008	\$419,200	20/09/2017
1305/241 HARBOUR ESPLANADE, DOCKLANDS VIC 3008	\$420,000	13/11/2017