



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

406/39 Caravel Lane, Docklands, VIC 3008

INDICATIVE SELLING PRICE

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

Range Between \$650,000 & \$700,000

MEDIAN SALE PRICE

Median price \$558,888 | 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
310/29 RAKAIA WAY, DOCKLANDS VIC 3008	\$715,000	30/09/2017
3006/100 HARBOUR ESPLANADE, DOCKLANDS VIC 3008	\$740,000	22/11/2017
821/60 SIDDELEY STREET, DOCKLANDS VIC 3008	\$685,000	23/08/2017