



## 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

**1106/5 Caravel Lane, Docklands, VIC 3008**

INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$610,000 & \$640,000**

MEDIAN SALE PRICE

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

**Period - From 1 March 2017 to 28 February 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      |
|---|------------------|-------------------|
| <b>1804/15 CARAVEL LANE, DOCKLANDS VIC 3008</b> | <b>\$620,000</b> | <b>01/12/2017</b> |
| <b>1503/20 RAKAIA WAY, DOCKLANDS VIC 3008</b>   | <b>\$623,000</b> | <b>07/10/2017</b> |
| <b>903/39 CARAVEL LANE, DOCKLANDS VIC 3008</b>  | <b>\$645,000</b> | <b>02/11/2017</b> |