

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1002/55 Merchant Street, Docklands, VIC 3008

Indicative selling price

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

Price Range

\$535,000

&

\$545,000

Median sale price

Median price

\$580,000

Property Type

House

Suburb

Docklands (3008)

Period - From

22/06/2020

to

21/06/2021

Source

PDOL

Comparable property sales

A

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
1123/55 MERCHANT STREET, DOCKLANDS VIC 3008	\$545,000	16/03/2021
1006/55 MERCHANT STREET, DOCKLANDS VIC 3008	\$555,000	23/05/2021
906/55 MERCHANT STREET, DOCKLANDS VIC 3008	\$555,000	24/06/2021

This Statement of Information was prepared on: 13/08/2021