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	907/55 Merchant Street, Docklands Vic 3008
Including suburb and	·
postcode	

Indicative selling price

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

Range between	\$560,000	&	\$580,000

Median sale price

Median price	\$621,500	Hou	se	Unit	х	Suburb	Docklands
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	706/45 Haig St SOUTHBANK 3006	\$580,000	08/01/2019
2	402/18 Waterview Wlk DOCKLANDS 3008	\$575,000	08/02/2019
3	2202E/888 Collins St DOCKLANDS 3008	\$560,000	15/01/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Rooms:

Property Type: Strata Unit/Flat Land Size: 80 sqm approx

Agent Comments

Indicative Selling Price \$560,000 - \$580,000 Median Unit Price December quarter 2018: \$621,500

Comparable Properties



706/45 Haig St SOUTHBANK 3006 (VG)

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Price: \$580,000 Method: Sale Date: 08/01/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

402/18 Waterview Wlk DOCKLANDS 3008

(REI/VG)

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Price: \$575,000 **Method:** Private Sale **Date:** 08/02/2019

Rooms: -

Property Type: Apartment

Agent Comments

2202E/888 Collins St DOCKLANDS 3008

(REI/VG)

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Price: \$560,000 Method: Private Sale Date: 15/01/2019

Rooms: -

Property Type: Apartment

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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