

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

907/55 Merchant Street, Docklands Vic 3008

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

House

Unit

X

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.

	Address 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.~~

907/55 Merchant Street, Docklands Vic 3008



2 1 1

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)

Agent Comments

2 - -

Price: \$580,000
Method: Sale
Date: 08/01/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

402/18 Waterview Wlk DOCKLANDS 3008 (REI/VG)

Agent Comments

2 - -

Price: \$575,000
Method: Private Sale
Date: 08/02/2019
Rooms: -
Property Type: Apartment

2202E/888 Collins St DOCKLANDS 3008 (REI/VG)

Agent Comments

2 - -

Price: \$560,000
Method: Private Sale
Date: 15/01/2019
Rooms: -
Property Type: Apartment