

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 915/55 Merchant Street, Docklands Vic 3008

Indicative selling price

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

Single price \$360,000

Median sale price

Median price \$565,000

Property Type Unit

Suburb Docklands

Period - From 01/07/2019

to 30/09/2019

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	302N/883 Collins St DOCKLANDS 3008	\$365,000	18/10/2019
2	1119/55 Merchant St DOCKLANDS 3008	\$348,500	26/10/2019
3	1018/55 Merchant St DOCKLANDS 3008	\$343,000	27/05/2019

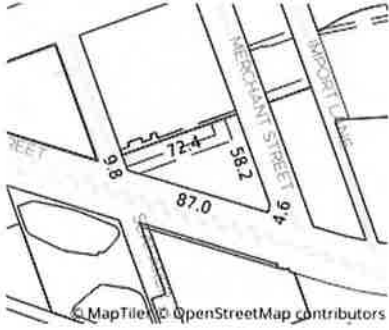
OR

~~**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.~~

This Statement of Information was prepared on:

20/11/2019 16:35

915/55 Merchant Street, Docklands Vic 3008



 1  1  0

Property Type: Strata Unit/Flat

Land Size: 63 sqm approx

Agent Comments

Indicative Selling Price

\$360,000

Median Unit Price

September quarter 2019: \$565,000

Comparable Properties

302N/883 Collins St DOCKLANDS 3008 (REI/VG)

Agent Comments

 1  1  -

Price: \$365,000

Method: Private Sale

Date: 18/10/2019

Property Type: Apartment

1119/55 Merchant St DOCKLANDS 3008 (REI)

Agent Comments

 1  1  -

Price: \$348,500

Method: Auction Sale

Date: 26/10/2019

Property Type: Apartment

Land Size: 48 sqm approx

1018/55 Merchant St DOCKLANDS 3008 (REI/VG)

Agent Comments

 1  1  -

Price: \$343,000

Method: Private Sale

Date: 27/05/2019

Property Type: Apartment

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800



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.