



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

111/2 Newquay Promenade, Docklands Vic 3008

Indicative selling price

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

Range between

\$620,000

&

\$682,000

Median sale price

Median price

\$595,000

House

Unit

X

Suburb

Docklands

Period - From

01/10/2017

to

31/12/2017

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	802/8 Waterview Wlk DOCKLANDS 3008	\$665,000	11/11/2017
2	1412/83 Queens Bridge St SOUTHBANK 3006	\$650,000	15/11/2017
3	2410/100 Harbour Esp DOCKLANDS 3008	\$630,000	27/10/2017

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.

**Rooms:****Property Type:** Strata Unit/Flat**Agent Comments****Indicative Selling Price**

\$620,000 - \$682,000

Median Unit Price

December quarter 2017: \$595,000

Comparable Properties

**802/8 Waterview Wlk DOCKLANDS 3008 (REI/VG)****Agent Comments****Price:** \$665,000**Method:** Private Sale**Date:** 11/11/2017**Rooms:** -**Property Type:** Apartment**1412/83 Queens Bridge St SOUTHBANK 3006 (VG)****Agent Comments****Price:** \$650,000**Method:** Sale**Date:** 15/11/2017**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)**2410/100 Harbour Esp DOCKLANDS 3008 (REI/VG)****Agent Comments****Price:** \$630,000**Method:** Private Sale**Date:** 27/10/2017**Rooms:** 3**Property Type:** Unit