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	3112E/888 Collins Street, Docklands VIC 3008

Indicative selling price

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

Single price	$* 398,500	~~or range between~~	~~$*~~	~~&~~	~~$~~

Median sale price

Median price	$ 396,000	Property type	Unit	Suburb	Docklands
Period - From	2021 Q4	to	2022 Q3	Source	REIV

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
1 1408s/883 Collins St, Docklands	$ 415,000	12/12/2022
2 1502S/889 Collins St, Docklands	$ 440,000	28/10/2022
3 1211/381 Docklands Dr, Docklands	$ 438,000	12/07/2022

~~**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: 04/01/2023