

## 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 1002/20 Rakaia Way, Docklands Vic 3008

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

#### 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	606/60 Siddeley St DOCKLANDS 3008	\$1,100,000	18/02/2019
2	1004/80 Lorimer St DOCKLANDS 3008	\$1,035,000	19/11/2018
3	1902/39 Caravel La DOCKLANDS 3008	\$1,030,000	05/10/2018

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:  
Agent Comments

**Indicative Selling Price**  
\$960,000 - \$1,050,000  
**Median Unit Price**  
December quarter 2018: \$621,500

## Comparable Properties

606/60 Siddeley St DOCKLANDS 3008 (REI) Agent Comments



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 18/02/2019  
**Rooms:** -  
**Property Type:** Apartment



1004/80 Lorimer St DOCKLANDS 3008 (REI) Agent Comments



**Price:** \$1,035,000  
**Method:** Private Sale  
**Date:** 19/11/2018  
**Rooms:** -  
**Property Type:** Apartment



1902/39 Caravel La DOCKLANDS 3008 (REI) Agent Comments



**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 05/10/2018  
**Rooms:** 4  
**Property Type:** Apartment  
**Land Size:** 140 sqm approx