

## 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

2507/231-245 Harbour Esplanade Docklands VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

### 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 6 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

1609/5 Caravel Lane Docklands VIC 3008	\$410,000	04-Sep-19
209/21 Saint Mangos Lane Docklands VIC 3008	\$425,000	26-Aug-19
3B/9 Waterside Place Docklands VIC 3008	\$430,000	05-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 04 December 2019



**1609/5 Caravel Lane Docklands VIC 3008** Sold Price

**\$410,000** Sold Date **04-Sep-19**

 1  1  1

Distance **0.07km**



**209/21 Saint Mangos Lane Docklands VIC 3008** Sold Price

Sold Price

**\$425,000** Sold Date **26-Aug-19**

 1  1  1

Distance **0.17km**



**3B/9 Waterside Place Docklands VIC 3008** Sold Price

Sold Price

**\$430,000** Sold Date **05-Sep-19**

 1  1  1

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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