

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

307/64 River Esplanade Docklands VIC 3008

Indicative selling price

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

Single Price

or range
between

\$770,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,500

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2018

to

30 Sep 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

2506/50 Lorimer Street Docklands VIC 3008	\$740,000	19-Aug-19
502/98 River Esplanade Docklands VIC 3008	\$730,000	06-Jul-19
324/20 Convention Centre Place South Wharf VIC 3006	\$775,000	28-Jul-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: 29 October 2019



2506/50 Lorimer Street Docklands VIC 3008 Sold Price **\$740,000** Sold Date **19-Aug-19**

2 1 1

Distance **0.12km**



502/98 River Esplanade Docklands VIC 3008 Sold Price **\$730,000** Sold Date **06-Jul-19**

2 1 1

Distance **0.2km**



324/20 Convention Centre Place South Wharf VIC 3006 Sold Price ^{RS} **\$775,000** ^{UN} Sold Date **28-Jul-19**

2 1 1

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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