

## 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

1107/5 CARAVEL LANE 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

\$585,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2023

to

31 Dec 2023

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

1207/5 CARAVEL LANE DOCKLANDS VIC 3008	\$625,000	19-Oct-23
1207/15 CARAVEL LANE DOCKLANDS VIC 3008	\$626,000	18-Aug-23
1103/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$650,000	04-Oct-23

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: 15 January 2024



**1207/5 CARAVEL LANE  
DOCKLANDS VIC 3008**

2 1 -

Sold Price **\$625,000** Sold Date **19-Oct-23**

Distance **0km**



**1207/15 CARAVEL LANE  
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$626,000** Sold Date **18-Aug-23**

Distance **0.05km**



**1103/8 PEARL RIVER ROAD  
DOCKLANDS VIC 3008**

2 1 1

Sold Price <sup>RS</sup> **\$650,000** Sold Date **04-Oct-23**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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