

# 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 1109/231 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)

Single Price

\$0

### Median sale price

Median price

\$414,000

Property Type

House

Suburb

Docklands (3008)

Period - From

01/10/2022

to

01/10/2023

Source

REA

### Comparable property sales

A

These are two 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

711/815 BOURKE STREET, DOCKLANDS VIC 3008

\$355,000

05/07/2023

1210E/888 COLLINS STREET, DOCKLANDS VIC 3008

\$370,000

27/07/2023

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: 15/11/2023