

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

1208/5 CARAVEL LANE 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2023

to

29 Feb 2024

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

1107/5 CARAVEL LANE DOCKLANDS VIC 3008	\$630,000	12-Feb-24
1207/5 CARAVEL LANE DOCKLANDS VIC 3008	\$625,000	19-Oct-23
708/20 RAKAIA WAY DOCKLANDS VIC 3008	\$625,000	05-Feb-24

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: 08 March 2024



**1107/5 CARAVEL LANE
DOCKLANDS VIC 3008**

2 1 1

Sold Price ^{RS} **\$630,000** Sold Date **12-Feb-24**

Distance **0.02km**



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

2 1 -

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

Distance **0.02km**



**708/20 RAKAIA WAY DOCKLANDS
VIC 3008**

2 1 1

Sold Price ^{RS} **\$625,000** Sold Date **05-Feb-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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