

## 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

1408/241 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

\$875,000

&

\$950,000

### 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

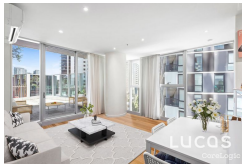
Date of sale

708/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$900,000	10-Feb-24
2105/5 CARAVEL LANE DOCKLANDS VIC 3008	\$925,000	27-Feb-24
2901/618 LONSDALE STREET MELBOURNE VIC 3000	\$900,000	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: 20 March 2024



**708/241 HARBOUR ESPLANADE  
DOCKLANDS VIC 3008**

3 3 2

Sold Price

<sup>RS</sup>

**\$900,000**

Sold Date

**10-Feb-24**

Distance

**0km**



**2105/5 CARAVEL LANE  
DOCKLANDS VIC 3008**

3 2 2

Sold Price

<sup>RS</sup>

**\$925,000**

Sold Date

**27-Feb-24**

Distance

**0.07km**



**2901/618 LONSDALE STREET  
MELBOURNE VIC 3000**

3 2 1

Sold Price

**\$900,000**

Sold Date

**05-Feb-24**

Distance

**0.96km**

RS = Recent sale

UN = Undisclosed Sale

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