

## 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

1601/5 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

\$950,000

&

\$1,025,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2022

to

30 Sep 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

1801/5 CARAVEL LANE DOCKLANDS VIC 3008	\$1,060,000	28-Jun-23
1804/2-16 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$1,050,000	12-Jun-23
3008/560 LONSDALE STREET MELBOURNE VIC 3000	\$1,075,000	29-Apr-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: 06 October 2023



**1801/5 CARAVEL LANE  
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$1,060,000** Sold Date **28-Jun-23**

Distance **0km**

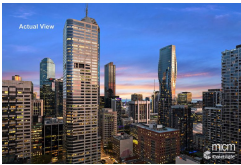


**1804/2-16 NEWQUAY PROMENADE  
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$1,050,000** Sold Date **12-Jun-23**

Distance **0.12km**



**3008/560 LONSDALE STREET  
MELBOURNE VIC 3000**

3 2 1

Sold Price **\$1,075,000** Sold Date **29-Apr-23**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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