

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

1612/100 HARBOUR ESPLANADE 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2023

to

31 Mar 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

1016/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$505,000	20-Nov-23
1412/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$520,000	03-Nov-23
913/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$485,555	02-Jan-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: 05 April 2024



**1016/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$505,000** Sold Date **20-Nov-23**

Distance **0.01km**



**1412/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$520,000** Sold Date **03-Nov-23**

Distance **0.01km**



**913/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$485,555** Sold Date **02-Jan-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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