

## 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

1712/100 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

\$520,000

or range  
between

&

### 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

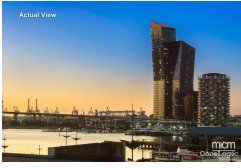
Date of sale

510/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$515,000	14-Mar-23
913/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$485,555	02-Jan-24
1113/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$482,000	19-May-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: 17 March 2024



**510/100 HARBOUR ESPLANADE  
DOCKLANDS VIC 3008**

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Sold Price **\$515,000** Sold Date **14-Mar-23**

Distance **0km**



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

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

Distance **0km**



**1113/100 HARBOUR ESPLANADE  
DOCKLANDS VIC 3008**

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Sold Price **\$482,000** Sold Date **19-May-23**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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