

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

1806/100 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

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

507/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$615,000	21-Oct-23
22/801 BOURKE STREET DOCKLANDS VIC 3008	\$598,000	03-Feb-24
1503/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$555,000	14-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: 01 March 2024



**507/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

 2  1  1

Sold Price

^{RS} **\$615,000**

Sold Date

21-Oct-23

Distance

0km



**22/801 BOURKE STREET
DOCKLANDS VIC 3008**

 2  1  1

Sold Price

^{RS} **\$598,000** ^{UN}

Sold Date

03-Feb-24

Distance

0.21km



**1503/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

 1  1  1

Sold Price

^{RS} **\$555,000**

Sold Date

14-Feb-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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