

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

1903/5 CARAVEL LANE 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2024

to

30 Apr 2025

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

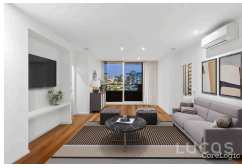
Date of sale

1207/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$780,000	17-Jan-25
406/39 CARAVEL LANE DOCKLANDS VIC 3008	\$750,000	17-Feb-25
1604/39 CARAVEL LANE DOCKLANDS VIC 3008	\$750,000	20-Jan-25

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 May 2025



1207/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008

2 2 1

Sold Price

\$780,000

Sold Date

17-Jan-25

Distance

0.12km



406/39 CARAVEL LANE DOCKLANDS VIC 3008

2 2 1

Sold Price

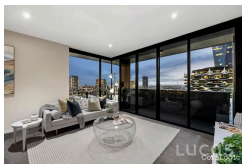
\$750,000

Sold Date

17-Feb-25

Distance

0.15km



1604/39 CARAVEL LANE DOCKLANDS VIC 3008

2 2 1

Sold Price

Sold Date

20-Jan-25

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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