

## 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

1904/231-245 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

or range  
between

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2023

to

31 Dec 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

602/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$585,000	30-Nov-23
1302/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$620,000	14-Jul-23
1706/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$625,000	05-Oct-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: 10 January 2024

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**602/231-245 HARBOUR  
 ESPLANADE DOCKLANDS VIC  
 3008**  
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Sold Price <sup>RS</sup> **\$585,000** Sold Date **30-Nov-23**  
 Distance **0.07km**



**1302/231-245 HARBOUR  
 ESPLANADE DOCKLANDS VIC  
 3008**  
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Sold Price **\$620,000** Sold Date **14-Jul-23**  
 Distance **0km**



**1706/241 HARBOUR ESPLANADE  
 DOCKLANDS VIC 3008**  
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Sold Price <sup>RS</sup> **\$625,000** Sold Date **05-Oct-23**  
 Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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