

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

2101/15 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2022

to

31 Oct 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

1901/39 CARAVEL LANE DOCKLANDS VIC 3008	\$1,280,000	28-Sep-23
2904N/883 COLLINS STREET DOCKLANDS VIC 3008	\$1,350,000	18-Sep-23
1207/2-16 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$1,200,000	27-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: 24 November 2023



**1901/39 CARAVEL LANE
DOCKLANDS VIC 3008**

3 2 2

Sold Price ^{RS} **\$1,280,000** Sold Date **28-Sep-23**

Distance **0.11km**



**2904N/883 COLLINS STREET
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$1,350,000** Sold Date **18-Sep-23**

Distance **0.78km**



**1207/2-16 NEWQUAY PROMENADE
DOCKLANDS VIC 3008**

3 2 2

Sold Price ^{RS} **\$1,200,000** Sold Date **27-Oct-23**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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