

## 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

2104/15 CARAVEL LANE 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2022

to

31 Jul 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

1305/39 CARAVEL LANE DOCKLANDS VIC 3008	\$697,000	06-Apr-23
1403/815 BOURKE STREET DOCKLANDS VIC 3008	\$672,000	20-May-23
2101E/888 COLLINS STREET DOCKLANDS VIC 3008	\$670,000	04-Apr-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: 14 August 2023



**1305/39 CARAVEL LANE  
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$697,000** Sold Date **06-Apr-23**

Distance **0.11km**

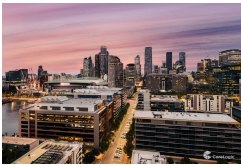


**1403/815 BOURKE STREET  
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$672,000** Sold Date **20-May-23**

Distance **0.68km**



**2101E/888 COLLINS STREET  
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$670,000** Sold Date **04-Apr-23**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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