

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

2206/100 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

\$675,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

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

909/8 WATERVIEW WALK DOCKLANDS VIC 3008	\$700,000	14-Dec-23
1602/8 WATERVIEW WALK DOCKLANDS VIC 3008	\$716,889	21-Oct-23
304/1 ENCOUNTER WAY DOCKLANDS VIC 3008	\$705,000	11-Jan-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: 13 March 2024



**909/8 WATERVIEW WALK
DOCKLANDS VIC 3008**

2 2 1

Sold Price ^{RS} **\$700,000** Sold Date **14-Dec-23**

Distance **0.19km**



**1602/8 WATERVIEW WALK
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$716,889** Sold Date **21-Oct-23**

Distance **0.19km**



**304/1 ENCOUNTER WAY
DOCKLANDS VIC 3008**

2 1 1

Sold Price ^{RS} **\$705,000** Sold Date **11-Jan-24**

Distance **0.26km**

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

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