

## 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

2502/100 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

\$680,000

&

\$720,000

### 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

1405S/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$705,000	07-Mar-24
1105/39 CARAVEL LANE DOCKLANDS VIC 3008	\$695,000	20-Jan-24
3307/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$720,000	02-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: 27 March 2024



**1405S/889-897 COLLINS STREET  
DOCKLANDS VIC 3008**

2 2 1

Sold Price

<sup>RS</sup>

**\$705,000**

Sold Date

**07-Mar-24**

Distance

**0.56km**



**1105/39 CARAVEL LANE  
DOCKLANDS VIC 3008**

2 2 1

Sold Price

**\$695,000**

Sold Date

**20-Jan-24**

Distance

**0.66km**



**3307/100 HARBOUR ESPLANADE  
DOCKLANDS VIC 3008**

2 2 1

Sold Price

**\$720,000**

Sold Date

**02-Oct-23**

Distance

**0.01km**

RS = Recent sale

UN = Undisclosed Sale

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