

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

2602S/231 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2023

to

30 Apr 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

1112/677 LA TROBE STREET DOCKLANDS VIC 3008	\$550,000	01-Dec-23
2/121 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$520,000	16-Feb-24
908/565 FLINDERS STREET MELBOURNE VIC 3000	\$506,000	15-Feb-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: 14 May 2024



**1112/677 LA TROBE STREET
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$550,000** Sold Date **01-Dec-23**

Distance **0.41km**

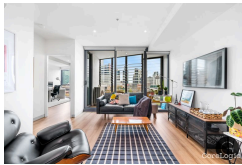


**2/121 ROSSLYN STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price **\$520,000** Sold Date **16-Feb-24**

Distance **0.79km**



**908/565 FLINDERS STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$506,000** Sold Date **15-Feb-24**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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