



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

3010/100 Harbour Esplanade, Docklands, 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$650,000.00

&

\$680,000.00

Median sale price

Median price

\$637,750.00

Property type

Unit/Apartment

Suburb

DOCKLANDS

Period - From

Oct 2022

to

Sep 2023

Source

Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

706/5 CARAVEL LANE DOCKLANDS VIC 3008	\$678,000.00	12/12/2023
2204E/888 COLLINS STREET DOCKLANDS VIC 3008	\$668,000.00	29/01/2024
904E/888 COLLINS STREET DOCKLANDS VIC 3008	\$655,000.00	20/12/2023

This Statement of Information was prepared on:

Wednesday 14th February 2024