

# STATEMENT OF INFORMATION



ANOTHER HOME PROUDLY  
BROUGHT TO YOU BY  
CARY & BROOKE

## 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

3405/100 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2023

to

31 Mar 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

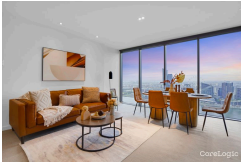
Date of sale

274/8 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,008,000	02-Feb-24
2005/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,080,000	13-Nov-23
604/70 LORIMER STREET DOCKLANDS VIC 3008	\$1,100,000	10-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: 16 April 2024



**274/8 WATERSIDE PLACE  
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$1,008,000** Sold Date **02-Feb-24**

Distance **0.46km**



**2005/9 WATERSIDE PLACE  
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$1,080,000** Sold Date **13-Nov-23**

Distance **0.53km**



**604/70 LORIMER STREET  
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$1,100,000** Sold Date **10-Feb-24**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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