

## 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

509B/198 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

\$740,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2023

to

31 Jan 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

505/2-16 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$785,000	29-Nov-23
403/39 CARAVEL LANE DOCKLANDS VIC 3008	\$750,000	04-Dec-23
906/39 CARAVEL LANE DOCKLANDS VIC 3008	\$730,000	19-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: 27 February 2024

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**505/2-16 NEWQUAY PROMENADE  
 DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$785,000** Sold Date **29-Nov-23**

Distance **0.1km**

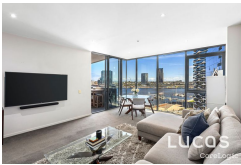


**403/39 CARAVEL LANE  
 DOCKLANDS VIC 3008**

 2  2  1

Sold Price <sup>RS</sup> **\$750,000** Sold Date **04-Dec-23**

Distance **0.38km**



**906/39 CARAVEL LANE  
 DOCKLANDS VIC 3008**

 2  2  1

Sold Price <sup>RS</sup> **\$730,000** Sold Date **19-Feb-24**

Distance **0.39km**

RS = Recent sale      UN = Undisclosed Sale

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