

## 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

607/241 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$581,250

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2023

to

31 May 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

2607/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$435,000	06-Apr-24
1612/3 AQUITANIA WAY DOCKLANDS VIC 3008	\$465,000	04-Jun-24
1503/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$555,000	07-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.~~

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**2607/231-245 HARBOUR  
ESPLANADE DOCKLANDS VIC  
3008**

 1  1  1

Sold Price **\$435,000** Sold Date **06-Apr-24**

Distance **0km**



**1612/3 AQUITANIA WAY  
DOCKLANDS VIC 3008**

 1  1  1

Sold Price <sup>RS</sup> **\$465,000** Sold Date **04-Jun-24**

Distance **0.1km**



**1503/100 HARBOUR ESPLANADE  
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$555,000** Sold Date **07-Feb-24**

Distance **0.6km**



**3508E/888 COLLINS STREET  
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$485,000** Sold Date **12-Mar-24**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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