

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

708/241 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

\$850,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2023

to

31 Dec 2023

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

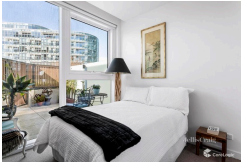
Date of sale

316/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$900,000	19-Sep-23
1502/180 CITY ROAD SOUTHBANK VIC 3006	\$875,000	05-Jan-24
1401/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$920,020	24-Dec-23

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: 17 January 2024



**316/188 MACAULAY ROAD NORTH
MELBOURNE VIC 3051**

Sold Price

^{RS} **\$900,000**

Sold Date

19-Sep-23

 3  2  2

Distance

1.97km



**1502/180 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

^{RS} **\$875,000**

Sold Date

05-Jan-24

 3  2  1

Distance

1.98km



**1401/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

Sold Price

^{RS} **\$920,020**

Sold Date

24-Dec-23

 3  2  2

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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