

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

801/15 CARAVEL LANE 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

\$1,000,000

&

\$1,100,000

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

308/30 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$1,000,000	26-Oct-23
902/50 LORIMER STREET DOCKLANDS VIC 3008	\$1,100,000	24-Sep-23
901/60 SIDDELEY STREET DOCKLANDS VIC 3008	\$1,150,000	30-Aug-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: 04 January 2024



**308/30 NEWQUAY PROMENADE
DOCKLANDS VIC 3008**

3 2 2

Sold Price ^{RS} **\$1,000,000** Sold Date **26-Oct-23**

Distance **0.05km**



**902/50 LORIMER STREET
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$1,100,000** Sold Date **24-Sep-23**

Distance **1.28km**



**901/60 SIDDELEY STREET
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$1,150,000** Sold Date **30-Aug-23**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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