

# 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

906/39 CARAVEL LANE 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  &

### Median sale price

(\*Delete house or unit as applicable)

Median Price  Property type  Suburb   
Period-from  to  Source

### Comparable property sales (\*Delete A or B below as applicable)

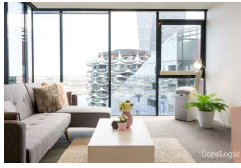
**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1706/39 CARAVEL LANE DOCKLANDS VIC 3008	\$695,000	26-Oct-23
206/29 RAKAIA WAY DOCKLANDS VIC 3008	\$725,000	02-Aug-23
2003/15 CARAVEL LANE DOCKLANDS VIC 3008	\$715,000	04-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: 29 January 2024



**1706/39 CARAVEL LANE  
DOCKLANDS VIC 3008**

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Sold Price

**\$695,000**

Sold Date

**26-Oct-23**

Distance

**0.02km**



**206/29 RAKAIA WAY DOCKLANDS  
VIC 3008**

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Sold Price

**\$725,000**

Sold Date

**02-Aug-23**

Distance

**0.02km**



**2003/15 CARAVEL LANE  
DOCKLANDS VIC 3008**

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Sold Price

**\$715,000**

Sold Date

**04-Aug-23**

Distance

**0.11km**

RS = Recent sale

UN = Undisclosed Sale

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