

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

805/39 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2020

to

31 Mar 2021

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

1205/39 Caravel Lane Docklands VIC 3008	\$629,000	15-Apr-21
609/8 Waterview Walk Docklands VIC 3008	\$670,000	27-Feb-21
4411/220 Spencer Street Melbourne VIC 3000	\$660,000	08-Feb-21

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: 19 April 2021



**1205/39 Caravel Lane Docklands
VIC 3008**

Sold Price

^{RS}

\$629,000

Sold Date

15-Apr-21

 2  2  1

Distance

-



**609/8 Waterview Walk Docklands
VIC 3008**

Sold Price

\$670,000

Sold Date

27-Feb-21

 2  2  1

Distance

0.79km



**4411/220 Spencer Street Melbourne
VIC 3000**

Sold Price

\$660,000

Sold Date

08-Feb-21

 2  2  1

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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