

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

1403/2-16 Newquay Promenade 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2020

to

31 Dec 2020

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

285/55 Victoria Harbour Promenade Docklands VIC 3008	\$952,500	19-Nov-20
514/13 Point Park Crescent Docklands VIC 3008	\$990,000	05-Nov-20
2102/80 Lorimer Street Docklands VIC 3008	\$975,000	11-Dec-20

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: 13 January 2021

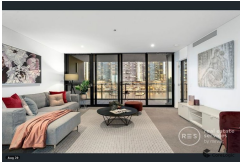


**285/55 Victoria Harbour
Promenade Docklands VIC 3008**

2 2 2

Sold Price **\$952,500** Sold Date **19-Nov-20**

Distance **0.63km**



**514/13 Point Park Crescent
Docklands VIC 3008**

2 2 2

Sold Price **\$990,000** Sold Date **05-Nov-20**

Distance **1.1km**



**2102/80 Lorimer Street Docklands
VIC 3008**

2 2 2

Sold Price ^{RS} **\$975,000** Sold Date **11-Dec-20**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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