

## 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

1104/100 Harbour Esplanade 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

\$500,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2019

to

31 Jul 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

2010/100 Harbour Esplanade Docklands VIC 3008	\$525,000	08-Jul-20
1110/15 Doepel Way Docklands VIC 3008	\$500,000	07-Aug-20
407/100 Lorimer Street Docklands VIC 3008	\$499,000	04-Jun-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: 31 August 2020



**2010/100 Harbour Esplanade  
Docklands VIC 3008**

1 1 1

Sold Price

<sup>RS</sup> **\$525,000**

Sold Date **08-Jul-20**

Distance -



**1110/15 Doepel Way Docklands VIC  
3008**

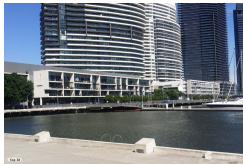
1 1 1

Sold Price

<sup>RS</sup> **\$500,000**

Sold Date **07-Aug-20**

Distance **0.72km**



**407/100 Lorimer Street Docklands  
VIC 3008**

1 1 1

Sold Price

**\$499,000**

Sold Date **04-Jun-20**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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