

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

1405/15 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2019

to

30 Sep 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

1303/5 Caravel Lane Docklands VIC 3008	\$647,500	25-Jun-20
1606/39 Caravel Lane Docklands VIC 3008	\$620,000	25-Aug-20
3208/231-245 Harbour Esplanade Docklands VIC 3008	\$610,000	23-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: 30 October 2020



1303/5 Caravel Lane Docklands VIC 3008 Sold Price **\$647,500** Sold Date **25-Jun-20**

2 2 1

Distance **0.05km**



1606/39 Caravel Lane Docklands VIC 3008 Sold Price **\$620,000** Sold Date **25-Aug-20**

2 2 1

Distance **0.11km**



3208/231-245 Harbour Esplanade Docklands VIC 3008 Sold Price **\$610,000** Sold Date **23-Jun-20**

2 1 1

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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