

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

3107/231-245 Harbour Esplanade 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

\$400,000

&

\$440,000

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

2909/231-245 Harbour Esplanade Docklands VIC 3008	\$390,000	12-Aug-20
7F/8 Waterside Place Docklands VIC 3008	\$437,000	26-Oct-20
302/16-22 Cobden Street North Melbourne VIC 3051	\$438,800	06-Jul-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



**2909/231-245 Harbour Esplanade
Docklands VIC 3008**

1 1 1

Sold Price **\$390,000** Sold Date **12-Aug-20**

Distance **-**



**7F/8 Waterside Place Docklands
VIC 3008**

1 1 1

Sold Price ^{RS} **\$437,000** Sold Date **26-Oct-20**

Distance **0.66km**



**302/16-22 Cobden Street North
Melbourne VIC 3051**

1 1 1

Sold Price **\$438,800** Sold Date **06-Jul-20**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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