

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

607/5 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2019

to

30 Nov 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

213/20 Rakaia Way Docklands VIC 3008	\$539,000	29-Sep-20
204/1 Encounter Way Docklands VIC 3008	\$610,000	26-Oct-20
2301N/883 Collins Street Docklands VIC 3008	\$570,000	08-Oct-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: 14 December 2020



213/20 Rakaia Way Docklands VIC 3008

Sold Price

\$539,000

Sold Date **29-Sep-20**

2 1 1

Distance **0.09km**

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204/1 Encounter Way Docklands VIC 3008

Sold Price

\$610,000

Sold Date **26-Oct-20**

2 1 1

Distance **0.75km**

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#businessunusual



McGrath

CoreLogic

2301N/883 Collins Street Docklands VIC 3008

Sold Price

\$570,000

Sold Date **08-Oct-20**

2 1 1

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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