

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

3303/100 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

\$800,000

&

\$880,000

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

2103/39 Caravel Lane Docklands VIC 3008	\$755,000	21-Dec-20
2102/80 Lorimer Street Docklands VIC 3008	\$975,000	11-Dec-20
285/55 Victoria Harbour Promenade Docklands VIC 3008	\$952,500	19-Nov-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: 18 January 2021



**2103/39 Caravel Lane Docklands
 VIC 3008**

 2  2  2

Sold Price

^{RS} **\$755,000**

Sold Date **21-Dec-20**

Distance **0.69km**



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

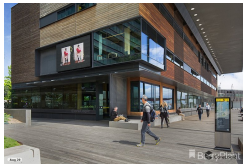
 2  2  2

Sold Price

^{RS} **\$975,000**

Sold Date **11-Dec-20**

Distance **0.75km**



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

 2  2  2

Sold Price

\$952,500

Sold Date **19-Nov-20**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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