

## 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

1602/5 Caravel Lane 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

\$950,000

&

\$1,025,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$583,400

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2020

to

30 Jun 2021

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

|   |             |           |
|---|-------------|-----------|
| 3204/231-245 Harbour Esplanade Docklands VIC 3008 | \$1,037,500 | 03-Apr-21 |
| 3701E/888 Collins Street Docklands VIC 3008       | \$1,015,000 | 23-Apr-21 |
| G5/82-84 Ireland Street West Melbourne VIC 3003   | \$1,025,000 | 12-Jun-21 |

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: 19 July 2021



**3204/231-245 Harbour Esplanade  
Docklands VIC 3008**

 2  3  2

Sold Price

**\$1,037,500**

Sold Date

**03-Apr-21**

Distance

**0.11km**



**3701E/888 Collins Street Docklands  
VIC 3008**

 3  2  2

Sold Price

**\$1,015,000**

Sold Date

**23-Apr-21**

Distance

**0.69km**



**G5/82-84 Ireland Street West  
Melbourne VIC 3003**

 -  1  -

Sold Price

**\$1,025,000<sup>UN</sup>**

Sold Date

**12-Jun-21**

Distance

**0.87km**

RS = Recent sale

UN = Undisclosed Sale

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