

## 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

2507/241 Harbour Esplanade 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

\$775,000

&

\$845,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$579,500

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2020

to

31 Aug 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

3303/100 Harbour Esplanade Docklands VIC 3008	\$886,000	13-Apr-21
14/801 Bourke Street Docklands VIC 3008	\$795,000	18-Jun-21
905/155 Franklin Street Melbourne VIC 3000	\$845,000	19-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: 09 September 2021



**3303/100 Harbour Esplanade  
 Docklands VIC 3008**

2 2 2

Sold Price **\$886,000** Sold Date **13-Apr-21**

Distance **0.65km**



**14/801 Bourke Street Docklands  
 VIC 3008**

2 2 1

Sold Price **\$795,000** Sold Date **18-Jun-21**

Distance **0.73km**



**905/155 Franklin Street Melbourne  
 VIC 3000**

2 2 1

Sold Price **\$845,000** Sold Date **19-Jun-21**

Distance **1.54km**

RS = Recent sale      UN = Undisclosed Sale

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