

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

2006/2-16 Newquay Promenade 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

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2020

to

30 Apr 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

1810/231-245 Harbour Esplanade Docklands VIC 3008	\$415,000	26-Apr-21
1508/421 Docklands Drive Docklands VIC 3008	\$415,000	12-Mar-21
1E/9 Waterside Place Docklands VIC 3008	\$440,000	08-Jan-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: 04 May 2021



**1810/231-245 Harbour Esplanade
Docklands VIC 3008**

 1  1  1

Sold Price

\$415,000

Sold Date

26-Apr-21

Distance

0.07km



**1508/421 Docklands Drive
Docklands VIC 3008**

 1  1  1

Sold Price

Sold Date

12-Mar-21

Distance

0.36km



**1E/9 Waterside Place Docklands
VIC 3008**

 1  1  1

Sold Price

\$440,000

Sold Date

08-Jan-21

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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