

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

1404/5 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

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

1406/20 Rakaia Way Docklands VIC 3008	\$637,000	16-May-21
805/39 Caravel Lane Docklands VIC 3008	\$650,000	21-Jun-21
2908/8 Pearl River Road Docklands VIC 3008	\$645,000	24-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: 27 July 2021



**1406/20 Rakaia Way Docklands
VIC 3008**

 2  2  1

Sold Price

\$637,000

Sold Date

16-May-21

Distance

0.09km



**805/39 Caravel Lane Docklands
VIC 3008**

 2  2  1

Sold Price

^{RS} **\$650,000**

Sold Date

21-Jun-21

Distance

0.15km



**2908/8 Pearl River Road Docklands
VIC 3008**

 2  2  1

Sold Price

^{RS} **\$645,000**

Sold Date

24-Jun-21

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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