

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

304/241 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,000

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2020

to

30 Sep 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

207/130-140 Errol Street North Melbourne VIC 3051	\$585,000	07-Aug-21
4401/462 Elizabeth Street Melbourne VIC 3000	\$585,000	17-Aug-21
1406/89 Gladstone Street South Melbourne VIC 3205	\$585,750	14-Sep-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: 15 October 2021



**207/130-140 Errol Street North
Melbourne VIC 3051**

2 2 1

Sold Price

\$585,000

Sold Date **07-Aug-21**

Distance **1.45km**



**4401/462 Elizabeth Street
Melbourne VIC 3000**

2 2 1

Sold Price

Sold Date **17-Aug-21**

Distance **1.67km**



**1406/89 Gladstone Street South
Melbourne VIC 3205**

2 2 1

Sold Price

^{RS} **\$585,750**

Sold Date **14-Sep-21**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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