

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

701/15 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2020

to

31 Dec 2020

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

1001/5 Caravel Lane Docklands VIC 3008	\$950,000	26-Nov-20
408/30 Newquay Promenade Docklands VIC 3008	\$950,000	26-Oct-20
1202/20 Rakaia Way Docklands VIC 3008	\$950,000	24-Oct-20

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: 05 January 2021



1001/5 Caravel Lane Docklands VIC 3008

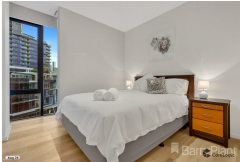
Sold Price

\$950,000

Sold Date **26-Nov-20**

3 2 2

Distance -



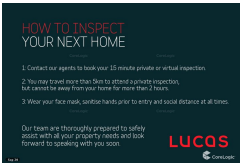
408/30 Newquay Promenade Docklands VIC 3008

Sold Price

^{RS} **\$950,000** Sold Date **26-Oct-20**

3 2 2

Distance -



1202/20 Rakaia Way Docklands VIC 3008

Sold Price

\$950,000

Sold Date **24-Oct-20**

3 2 2

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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