

## 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

2103/39 Caravel Lane 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

\$750,000

&

\$775,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2019

to

30 Sep 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

78/801 Bourke Street Docklands VIC 3008	\$760,000	06-Aug-20
1/61-63 Stanley Street West Melbourne VIC 3003	\$752,500	04-Jul-20
1/50 Little La Trobe Street Melbourne VIC 3000	\$754,800	29-Jul-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: 22 October 2020



**78/801 Bourke Street Docklands  
VIC 3008**

2 2 2

Sold Price **\$760,000** Sold Date **06-Aug-20**

Distance **0.69km**

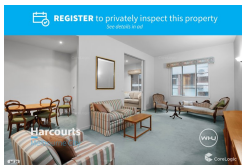


**1/61-63 Stanley Street West  
Melbourne VIC 3003**

2 2 1

Sold Price **\$752,500** Sold Date **04-Jul-20**

Distance **1.07km**



**1/50 Little La Trobe Street  
Melbourne VIC 3000**

2 2 1

Sold Price **\$754,800** Sold Date **29-Jul-20**

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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