

## 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

608/2-16 Newquay Promenade 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2020

to

28 Feb 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

708/5 Caravel Lane Docklands VIC 3008	\$550,000	29-Jan-21
1108/39 Caravel Lane Docklands VIC 3008	\$605,000	03-Mar-21
1512N/883 Collins Street Docklands VIC 3008	\$590,000	02-Mar-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: 16 March 2021



**708/5 Caravel Lane Docklands VIC 3008**

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date

**29-Jan-21**

 2  1  1

Distance

**0.15km**



**1108/39 Caravel Lane Docklands VIC 3008**

Sold Price

<sup>RS</sup> **\$605,000** <sup>UN</sup>

Sold Date

**03-Mar-21**

 2  1  1

Distance

**0.29km**



**1512N/883 Collins Street Docklands VIC 3008**

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date

**02-Mar-21**

 2  1  1

Distance

**0.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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