

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

707/15 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

\$500,000

&

\$550,000

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

2003/8 Marmion Place Docklands VIC 3008	\$500,000	14-Dec-20
213/20 Rakaia Way Docklands VIC 3008	\$539,000	29-Sep-20
101/493-499 Victoria Street West Melbourne VIC 3003	\$540,000	14-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: 18 January 2021



**2003/8 Marmion Place Docklands
VIC 3008**

2 1 1

Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **14-Dec-20**

Distance **0.09km**



**213/20 Rakaia Way Docklands VIC
3008**

2 1 1

Sold Price **\$539,000** Sold Date **29-Sep-20**

Distance **0.09km**



**101/493-499 Victoria Street West
Melbourne VIC 3003**

2 1 1

Sold Price **\$540,000** Sold Date **14-Oct-20**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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