

## 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

908/15 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2020

to

31 May 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

1506/8 Marmion Place Docklands VIC 3008	\$500,500	10-May-21
703/8 Marmion Place Docklands VIC 3008	\$520,000	05-Mar-21
1408/231-245 Harbour Esplanade Docklands VIC 3008	\$547,000	23-Apr-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: 08 June 2021



**1506/8 Marmion Place Docklands  
VIC 3008**

2 1 1

Sold Price

<sup>RS</sup> **\$500,500**

Sold Date

**10-May-21**

Distance

**0.09km**



**703/8 Marmion Place Docklands  
VIC 3008**

2 1 1

Sold Price

**\$520,000**

Sold Date

**05-Mar-21**

Distance

**0.09km**



**1408/231-245 Harbour Esplanade  
Docklands VIC 3008**

2 1 1

Sold Price

**\$547,000**

Sold Date

**23-Apr-21**

Distance

**0.11km**

RS = Recent sale

UN = Undisclosed Sale

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