

## 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

206/30 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	\$549,999	23-Jan-21
1502/8 Marmion Place Docklands VIC 3008	\$551,000	22-Feb-21
1108/39 Caravel Lane Docklands VIC 3008	\$605,000	24-Feb-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: 31 March 2021



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

2 1 1

Sold Price

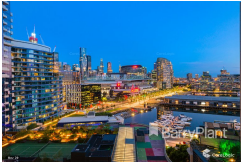
**\$549,999**

Sold Date

**23-Jan-21**

Distance

-



**1502/8 Marmion Place Docklands VIC 3008**

2 1 1

Sold Price

<sup>RS</sup> **\$551,000** <sup>UN</sup>

Sold Date

**22-Feb-21**

Distance

**0.09km**



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

2 1 1

Sold Price

**\$605,000**

Sold Date

**24-Feb-21**

Distance

**0.15km**

RS = Recent sale

UN = Undisclosed Sale

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