

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

264/55 Victoria Harbour Promenade 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

\$2,250,000

&

\$2,475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2020

to

30 Apr 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

281/55 Victoria Harbour Promenade Docklands VIC 3008	\$2,580,000	07-Dec-20
241/299-319 Queen Street Melbourne VIC 3000	\$2,650,000	08-Feb-21
4507/1 Queensbridge Square Southbank VIC 3006	\$2,200,000	11-Dec-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: 13 May 2021



281/55 Victoria Harbour Promenade Docklands VIC 3008 Sold Price **\$2,580,000** Sold Date **07-Dec-20**

3 3 3

Distance -



241/299-319 Queen Street Melbourne VIC 3000 Sold Price **\$2,650,000** Sold Date **08-Feb-21**

3 2 2

Distance **1.64km**



4507/1 Queensbridge Square Southbank VIC 3006 Sold Price **\$2,200,000** Sold Date **11-Dec-20**

3 3 2

Distance **1.73km**

RS = Recent sale UN = Undisclosed Sale

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