

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

606/39 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

\$700,000

or range
between

&

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

38/801 Bourke Street Docklands VIC 3008	\$710,000	22-Dec-20
2103/39 Caravel Lane Docklands VIC 3008	\$755,000	21-Dec-20
3104/60 Kavanagh Street Southbank VIC 3006	\$650,550	17-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: 04 January 2021



**38/801 Bourke Street Docklands
 VIC 3008**

Sold Price ^{RS} **\$710,000** Sold Date **22-Dec-20**

2 2 1

Distance **0.69km**



**2103/39 Caravel Lane Docklands
 VIC 3008**

Sold Price ^{RS} **\$755,000** Sold Date **21-Dec-20**

2 2 2

Distance **-**



**3104/60 Kavanagh Street
 Southbank VIC 3006**

Sold Price ^{RS} **\$650,550** ^{UN} Sold Date **17-Dec-20**

2 2 1

Distance **2.27km**

RS = Recent sale **UN** = Undisclosed Sale

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