

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

1408/5 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,300

Property type

Flats

Suburb

Docklands

Period-from

01 Feb 2020

to

31 Jan 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

1508/15 Caravel Lane Docklands VIC 3008	\$546,000	11-Feb-21
707/15 Caravel Lane Docklands VIC 3008	\$540,000	04-Feb-21
708/5 Caravel Lane Docklands VIC 3008	\$550,000	29-Jan-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: 24 February 2021



1508/15 Caravel Lane Docklands VIC 3008

Sold Price

^{RS} **\$546,000**

Sold Date

11-Feb-21

2 1 1

Distance

-



707/15 Caravel Lane Docklands VIC 3008

Sold Price

^{RS} **\$540,000**

Sold Date

04-Feb-21

2 1 1

Distance

-



708/5 Caravel Lane Docklands VIC 3008

Sold Price

^{RS} **\$550,000**

Sold Date

29-Jan-21

2 1 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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