

## 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

1704/15 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$584,300

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

1303/39 Caravel Lane Docklands VIC 3008	\$722,000	25-Feb-21
2301/100 Harbour Esplanade Docklands VIC 3008	\$713,000	10-Dec-20
38/801 Bourke Street Docklands VIC 3008	\$710,000	02-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: 02 March 2021



**1303/39 Caravel Lane Docklands  
VIC 3008**

2 2 1

Sold Price

<sup>RS</sup>

**\$722,000**

Sold Date

**25-Feb-21**

Distance

**0.15km**



**2301/100 Harbour Esplanade  
Docklands VIC 3008**

2 2 1

Sold Price

**\$713,000**

Sold Date

**10-Dec-20**

Distance

**0.63km**



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

2 2 1

Sold Price

**\$710,000**

Sold Date

**02-Dec-20**

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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