

## 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

708/5 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

\$525,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2019

to

30 Nov 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

1308/5 Caravel Lane Docklands VIC 3008	\$560,000	17-Jul-20
1109/55 Merchant Street Docklands VIC 3008	\$550,000	10-Aug-20
2301N/883 Collins Street Docklands VIC 3008	\$570,000	08-Oct-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: 01 December 2020



**1308/5 Caravel Lane Docklands VIC 3008** Sold Price **\$560,000** Sold Date **17-Jul-20**

2 1 1

Distance -



**1109/55 Merchant Street Docklands VIC 3008** Sold Price **\$550,000** Sold Date **10-Aug-20**

2 1 1

Distance **0.74km**



**2301N/883 Collins Street Docklands VIC 3008** Sold Price **\$570,000** Sold Date **08-Oct-20**

2 1 1

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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