

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

1202/241 Harbour Esplanade 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2020

to

31 Mar 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

2103/241 Harbour Esplanade Docklands VIC 3008	\$476,000	15-Feb-21
703/8 Marmion Place Docklands VIC 3008	\$520,000	05-Mar-21
702/677 La Trobe Street Docklands VIC 3008	\$470,000	20-Mar-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: 30 April 2021



**2103/241 Harbour Esplanade
 Docklands VIC 3008**

2 1 1

Sold Price

^{RS} **\$476,000**

Sold Date

15-Feb-21

Distance

-



**703/8 Marmion Place Docklands
 VIC 3008**

2 1 1

Sold Price

\$520,000

Sold Date

05-Mar-21

Distance

0.06km



**702/677 La Trobe Street Docklands
 VIC 3008**

2 1 1

Sold Price

^{RS} **\$470,000** ^{UN}

Sold Date

20-Mar-21

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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