

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

1205/39 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

or range
between

\$600,000

&

\$660,000

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

706/20 Rakaia Way Docklands VIC 3008	\$630,000	17-Nov-20
1003/15 Caravel Lane Docklands VIC 3008	\$640,000	21-Oct-20
1405/15 Caravel Lane Docklands VIC 3008	\$605,000	14-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: 09 March 2021



706/20 Rakaia Way Docklands VIC 3008

Sold Price

\$630,000

Sold Date **17-Nov-20**

 2  2  2

Distance **0.06km**



1003/15 Caravel Lane Docklands VIC 3008

Sold Price

\$640,000

Sold Date **21-Oct-20**

 2  2  1

Distance **0.15km**



1405/15 Caravel Lane Docklands VIC 3008

Sold Price

^{RS} **\$605,000** ^{UN}

Sold Date **14-Dec-20**

 2  2  1

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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