

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

2403/241 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

\$475,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2020

to

31 Jul 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

915/100 Harbour Esplanade Docklands VIC 3008	\$530,000	11-Aug-21
217/9 The Arcade Docklands VIC 3008	\$580,000	22-Jul-21
906/55 Merchant Street Docklands VIC 3008	\$555,000	15-Jul-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: 13 August 2021



**915/100 Harbour Esplanade
 Docklands VIC 3008**

2 1 1

Sold Price

^{RS} **\$530,000**

Sold Date

11-Aug-21

Distance

0.65km



**217/9 The Arcade Docklands VIC
 3008**

2 1 1

Sold Price

^{RS} **\$580,000**

Sold Date

22-Jul-21

Distance

0.46km



Lifein
2019-2118

**906/55 Merchant Street Docklands
 VIC 3008**

2 1 1

Sold Price

^{RS} **\$555,000**

Sold Date

15-Jul-21

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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