

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

701/100 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

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

2301/100 Harbour Esplanade Docklands VIC 3008	\$713,000	10-Dec-20
1804/8-18 McCrae Street Docklands VIC 3008	\$775,000	15-Feb-21
2508/620 Collins Street Melbourne VIC 3000	\$770,000	22-Feb-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 March 2021



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

2 2 1

Sold Price **\$713,000** Sold Date **10-Dec-20**

Distance -



**1804/8-18 McCrae Street Docklands
 VIC 3008**

2 2 2

Sold Price ^{RS} **\$775,000** Sold Date **15-Feb-21**

Distance **0.47km**



**2508/620 Collins Street Melbourne
 VIC 3000**

2 2 2

Sold Price ^{RS} **\$770,000** ^{UN} Sold Date **22-Feb-21**

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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