

## 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

2205/100 Harbour Esplanade 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

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2019

to

31 Aug 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

1109/55 Merchant Street Docklands VIC 3008	\$550,000	28-Aug-20
1403E/888 Collins Street Docklands VIC 3008	\$565,000	11-Jun-20
1308/5 Caravel Lane Docklands VIC 3008	\$560,000	17-Jul-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: 30 September 2020



**1109/55 Merchant Street Docklands VIC 3008**

Sold Price

<sup>RS</sup>

**\$550,000**

Sold Date **28-Aug-20**

2 1 1

Distance **0.41km**



**1403E/888 Collins Street Docklands VIC 3008**

Sold Price

**\$565,000**

Sold Date **11-Jun-20**

2 1 1

Distance **0.46km**



**1308/5 Caravel Lane Docklands VIC 3008**

Sold Price

**\$560,000**

Sold Date **17-Jul-20**

2 1 1

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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