

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

1204/100 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

\$495,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2020

to

31 Jan 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

1104/100 Harbour Esplanade Docklands VIC 3008	\$500,000	01-Dec-20
809/100 Harbour Esplanade Docklands VIC 3008	\$565,000	05-Dec-20
807/50 Lorimer Street Docklands VIC 3008	\$525,000	30-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 February 2021



**1104/100 Harbour Esplanade
 Docklands VIC 3008**

1 1 1

Sold Price **\$500,000** Sold Date **01-Dec-20**

Distance -



**809/100 Harbour Esplanade
 Docklands VIC 3008**

2 1 1

Sold Price ^{RS} **\$565,000** Sold Date **05-Dec-20**

Distance -



**807/50 Lorimer Street Docklands
 VIC 3008**

1 1 1

Sold Price ^{RS} **\$525,000** ^{UN} Sold Date **30-Dec-20**

Distance **0.73km**

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

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