

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

1713/100 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

\$450,000

&

\$490,000

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

1510/100 Harbour Esplanade Docklands VIC 3008	\$515,000	07-Apr-21
1204/100 Harbour Esplanade Docklands VIC 3008	\$530,000	01-Apr-21
2004/100 Harbour Esplanade Docklands VIC 3008	\$532,500	11-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: 13 August 2021



**1510/100 Harbour Esplanade
Docklands VIC 3008**

1 1 1

Sold Price **\$515,000** Sold Date **07-Apr-21**

Distance -



**1204/100 Harbour Esplanade
Docklands VIC 3008**

1 1 1

Sold Price **\$530,000** Sold Date **01-Apr-21**

Distance -



**2004/100 Harbour Esplanade
Docklands VIC 3008**

1 1 1

Sold Price **\$532,500** Sold Date **11-Feb-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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