

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

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2020

to

31 Dec 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

256/100 Kavanagh Street Southbank VIC 3006	\$450,000	07-Jan-21
1208/60 Lorimer Street Docklands VIC 3008	\$460,000	29-Dec-20
1006/8 Marmion Place Docklands VIC 3008	\$430,000	22-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: 18 January 2021



**256/100 Kavanagh Street
 Southbank VIC 3006**

1 1 1

Sold Price

^{RS} **\$450,000**

Sold Date

07-Jan-21

Distance

1.54km



**1208/60 Lorimer Street Docklands
 VIC 3008**

1 1 1

Sold Price

^{RS} **\$460,000**

Sold Date

29-Dec-20

Distance

0.74km



**1006/8 Marmion Place Docklands
 VIC 3008**

1 1 1

Sold Price

^{RS} **\$430,000**

Sold Date

22-Dec-20

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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