

## 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

1803/39 Caravel Lane 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2020

to

31 Mar 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

|   |           |           |
|---|-----------|-----------|
| 704/39 Caravel Lane Docklands VIC 3008          | \$720,000 | 05-Mar-21 |
| 3204/8 Pearl River Road Docklands VIC 3008      | \$740,000 | 16-Mar-21 |
| 1207S/889-897 Collins Street Docklands VIC 3008 | \$758,888 | 24-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: 12 April 2021



**704/39 Caravel Lane Docklands  
 VIC 3008**

2 2 1

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date **05-Mar-21**

Distance -



**3204/8 Pearl River Road Docklands  
 VIC 3008**

2 2 1

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date **16-Mar-21**

Distance **0.22km**



**1207S/889-897 Collins Street  
 Docklands VIC 3008**

2 2 1

Sold Price

**\$758,888**

Sold Date **24-Feb-21**

Distance **0.71km**

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

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