

## 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

223/9 The Arcade 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2019

to

30 Sep 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

3208/231-245 Harbour Esplanade Docklands VIC 3008	\$610,000	23-Jun-20
807/1 Encounter Way Docklands VIC 3008	\$615,000	02-Jul-20
1207/60 Lorimer Street Docklands VIC 3008	\$620,000	13-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: 29 October 2020



**3208/231-245 Harbour Esplanade  
Docklands VIC 3008**

2 1 1

Sold Price

**\$610,000**

Sold Date

**23-Jun-20**

Distance

**0.45km**



**807/1 Encounter Way Docklands  
VIC 3008**

2 1 1

Sold Price

**\$615,000**

Sold Date

**02-Jul-20**

Distance

**1.07km**



**1207/60 Lorimer Street Docklands  
VIC 3008**

2 1 1

Sold Price

**\$620,000**

Sold Date

**13-Jul-20**

Distance

**1.54km**

RS = Recent sale

UN = Undisclosed Sale

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