

## 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

208/2-16 Newquay Promenade 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

\$590,000

&

\$640,000

### 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

1108/39 Caravel Lane Docklands VIC 3008	\$605,000	24-Feb-21
2310/200 Spencer Street Melbourne VIC 3000	\$625,500	04-Mar-21
1613/155 Franklin Street Melbourne VIC 3000	\$625,000	31-Mar-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: 28 April 2021



**1108/39 Caravel Lane Docklands  
VIC 3008**

2 1 1

Sold Price

**\$605,000**

Sold Date

**24-Feb-21**

Distance

**0.29km**



**2310/200 Spencer Street  
Melbourne VIC 3000**

2 1 1

Sold Price

<sup>RS</sup>

**\$625,500**

Sold Date

**04-Mar-21**

Distance

**0.89km**



**1613/155 Franklin Street Melbourne  
VIC 3000**

2 1 1

Sold Price

<sup>RS</sup>

**\$625,000**

Sold Date

**31-Mar-21**

Distance

**1.49km**

RS = Recent sale

UN = Undisclosed Sale

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