

# 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 905/241 Harbour Esplanade, Docklands, VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$350,000 & \$365,000

### Median sale price

Median price \$387,500 Property Type House Suburb Docklands (3008)  
Period - From 01/03/2021 to 11/03/2021 Source REA

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
305N/889 COLLINS STREET, DOCKLANDS VIC 3008	\$365,000	18/02/2021
1109/8 PEARL RIVER ROAD, DOCKLANDS VIC 3008	\$370,000	03/02/2021
1109/421 DOCKLANDS DRIVE, DOCKLANDS VIC 3008	\$350,000	05/03/2021

This Statement of Information was prepared on: 06/04/2021