

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

2207/231-245 HARBOUR ESPLANE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2023

to

31 Jan 2024

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

1207/231-245 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$430,000	01-Nov-23
510/5 CARAVEL LANE DOCKLANDS VIC 3008	\$435,000	19-Nov-23
512/57 SPENCER STREET DOCKLANDS VIC 3008	\$425,000	04-Oct-23

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: 09 February 2024



**1207/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**

1 1 1

Sold Price **\$430,000** Sold Date **01-Nov-23**

Distance **0.07km**



**510/5 CARAVEL LANE
DOCKLANDS VIC 3008**

1 1 1

Sold Price ^{RS} **\$435,000** Sold Date **19-Nov-23**

Distance **0.07km**



**512/57 SPENCER STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$425,000** Sold Date **04-Oct-23**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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