

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

801/15 CARAVEL LANE 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

\$975,000

&

\$1,050,000

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

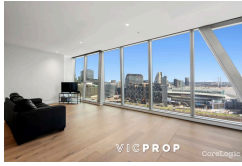
Date of sale

2003A/250 SPENCER STREET MELBOURNE VIC 3000	\$1,040,000	18-Oct-23
308/30 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$1,000,000	27-Oct-23
1601/5 CARAVEL LANE DOCKLANDS VIC 3008	\$950,000	19-Dec-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: 12 February 2024



**2003A/250 SPENCER STREET
MELBOURNE VIC 3000**

3 2 -

Sold Price ^{RS} **\$1,040,000** ^{UN} Sold Date **18-Oct-23**

Distance **0.98km**



**308/30 NEWQUAY PROMENADE
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$1,000,000** Sold Date **27-Oct-23**

Distance **0.05km**



**1601/5 CARAVEL LANE
DOCKLANDS VIC 3008**

3 2 1

Sold Price ^{RS} **\$950,000** Sold Date **19-Dec-23**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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