

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

909/39 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

\$395,000

&

\$434,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2023

to

31 Mar 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

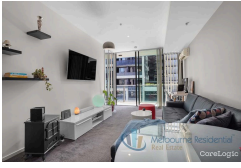
Date of sale

709/20 RAKAIA WAY DOCKLANDS VIC 3008	\$420,000	05-Feb-24
511/5 CARAVEL LANE DOCKLANDS VIC 3008	\$450,000	13-Mar-24
605/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$385,000	14-Feb-24

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: 24 April 2024



709/20 RAKAIA WAY DOCKLANDS VIC 3008 Sold Price

\$420,000 Sold Date **05-Feb-24**

1 1 1

Distance **0.04km**

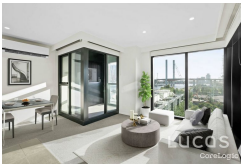


511/5 CARAVEL LANE DOCKLANDS VIC 3008 Sold Price

^{RS} **\$450,000** Sold Date **13-Mar-24**

1 1 1

Distance **0.16km**



605/8 PEARL RIVER ROAD DOCKLANDS VIC 3008

Sold Price ^{RS} **\$385,000** ^{UN} Sold Date **14-Feb-24**

1 1 1

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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