

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

2208/231-245 HARBOUR ESPLANADE 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2023

to

29 Feb 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

1213/15 DOEPEL WAY DOCKLANDS VIC 3008	\$600,000	23-Feb-24
2503/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$526,000	17-Jan-24
1206/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$557,000	12-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: 18 March 2024



1213/15 DOEPEL WAY DOCKLANDS VIC 3008 Sold Price

^{RS} **\$600,000** Sold Date **23-Feb-24**

2 1 1

Distance **0.31km**



2503/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008 Sold Price

^{RS} **\$526,000** Sold Date **17-Jan-24**

2 1 1

Distance **0km**



1206/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008 Sold Price

\$557,000 Sold Date **12-Dec-23**

2 1 1

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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