

## 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

802/231-245 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2023

to

30 Apr 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

1506/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$600,000	22-Mar-24
1606/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$610,000	16-Jan-24
1602/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$630,000	07-Mar-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: 10 May 2024



**1506/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008**

Sold Price

<sup>RS</sup> **\$600,000**

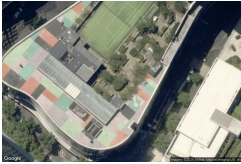
Sold Date

**22-Mar-24**

 2  2  1

Distance

**0km**



**1606/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008**

Sold Price

**\$610,000**

Sold Date

**16-Jan-24**

 2  2  1

Distance

**0km**



**1602/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008**

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date

**07-Mar-24**

 2  2  1

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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