

# STATEMENT OF INFORMATION



ANOTHER HOME PROUDLY  
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CARY & BROOKE

## 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

2010/100 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

\$525,000

&

\$577,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

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

1503/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$555,000	14-Feb-24
1206/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$557,000	12-Dec-23
705/8 WATERVIEW WALK DOCKLANDS VIC 3008	\$558,000	21-Sep-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: 05 March 2024



**1503/100 HARBOUR ESPLANADE  
DOCKLANDS VIC 3008**

1 1 1

Sold Price

<sup>RS</sup>

**\$555,000**

Sold Date

**14-Feb-24**

Distance

**0km**



**1206/100 HARBOUR ESPLANADE  
DOCKLANDS VIC 3008**

2 1 1

Sold Price

**\$557,000**

Sold Date

**12-Dec-23**

Distance

**0.01km**



**705/8 WATERVIEW WALK  
DOCKLANDS VIC 3008**

2 1 1

Sold Price

**\$558,000**

Sold Date

**21-Sep-23**

Distance

**0.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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