

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

507/15 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

\$560,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2023

to

31 Dec 2023

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

407/5 CARAVEL LANE DOCKLANDS VIC 3008	\$610,000	16-Aug-23
1013/15 DOEPEL WAY DOCKLANDS VIC 3008	\$605,000	15-Aug-23
507/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$615,000	21-Oct-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: 04 January 2024



407/5 CARAVEL LANE DOCKLANDS VIC 3008

2 1 1

Sold Price **\$610,000** Sold Date **16-Aug-23**

Distance **0.05km**



1013/15 DOEPEL WAY DOCKLANDS VIC 3008

2 1 1

Sold Price **\$605,000** Sold Date **15-Aug-23**

Distance **0.19km**



507/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008

2 1 1

Sold Price ^{RS} **\$615,000** Sold Date **21-Oct-23**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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