

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

1713/100 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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

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

511/5 CARAVEL LANE DOCKLANDS VIC 3008	\$450,000	13-Mar-24
1408/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$470,000	22-Dec-23
1413/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$465,000	26-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: 01 May 2024



511/5 CARAVEL LANE DOCKLANDS VIC 3008 Sold Price

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

1 1 1

Distance **0.61km**



1408/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008 Sold Price

\$470,000 Sold Date **22-Dec-23**

1 1 1

Distance **1.05km**



1413/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008 Sold Price

\$465,000 Sold Date **26-Mar-24**

1 1 -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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