

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

3401/100 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

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2023

to

31 Jan 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

2904N/883 COLLINS STREET DOCKLANDS VIC 3008	\$1,350,000	18-Sep-23
2204S/883 COLLINS STREET DOCKLANDS VIC 3008	\$1,300,000	12-Feb-24
1802/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,285,000	25-Nov-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: 26 February 2024

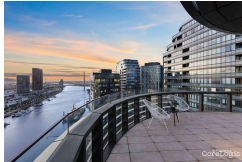


**2904N/883 COLLINS STREET
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$1,350,000** Sold Date **18-Sep-23**

Distance **0.48km**



**2204S/883 COLLINS STREET
DOCKLANDS VIC 3008**

3 2 -

Sold Price ^{RS} **\$1,300,000** Sold Date **12-Feb-24**

Distance **0.5km**



**1802/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$1,285,000** Sold Date **25-Nov-23**

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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