

## 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

1411/673-683 LA TROBE STREET 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

\$528,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$583,750

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2023

to

30 Nov 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

1703/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$543,000	03-Sep-24
1202/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$595,000	21-Nov-24
1006/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$510,000	05-Jul-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: 17 December 2024

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**1703/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008**

 2  1  1

Sold Price **\$543,000** Sold Date **03-Sep-24**

Distance **0.39km**



**1202/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008**

 2  1  1

Sold Price **\$595,000** Sold Date **21-Nov-24**

Distance **0.43km**



**1006/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008**

 2  1  1

Sold Price **\$510,000** Sold Date **05-Jul-24**

Distance **0.43km**

RS = Recent sale      UN = Undisclosed Sale

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