

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

3106/100 Harbour Esplanade, Docklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$790,000

&

\$850,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb Docklands

Period - From 01/04/2020

to 31/03/2021

Source REIV

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 six 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
1	1905/100 Harbour Esp DOCKLANDS 3008	\$895,000	11/05/2021
2	3303/100 Harbour Esp DOCKLANDS 3008	\$886,000	13/04/2021
3	1507/915 Collins St DOCKLANDS 3008	\$815,000	25/05/2021

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 six months.~~

This Statement of Information was prepared on:

28/06/2021 14:00



2
 2
 1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$790,000 - \$850,000

Median Unit Price

Year ending March 2021: \$590,000

Comparable Properties



1905/100 Harbour Esp DOCKLANDS 3008 (REI)

Agent Comments

2
 2
 1

Price: \$895,000

Method: Private Sale

Date: 11/05/2021

Property Type: Unit

3303/100 Harbour Esp DOCKLANDS 3008 (VG) Agent Comments

2
 -
 -

Price: \$886,000

Method: Sale

Date: 13/04/2021

Property Type: Flat/Unit/Apartment (Res)



1507/915 Collins St DOCKLANDS 3008 (REI)

Agent Comments

2
 2
 1

Price: \$815,000

Method: Private Sale

Date: 25/05/2021

Property Type: Apartment

Land Size: 77 sqm approx