

## 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

2002/231-245 HARBOUR ESPLANADE 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

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2024

to

31 Dec 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

802/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$596,000	04-Jun-24
1202/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$595,000	21-Nov-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: 12 January 2025



**802/231-245 HARBOUR  
ESPLANADE DOCKLANDS VIC  
3008**

2 2 1

Sold Price **\$596,000** Sold Date **04-Jun-24**

Distance **0km**



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

2 1 1

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

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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