

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

1005/231 Harbour Esplanade, Docklands Vic 3008

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Docklands

Period - From

15/04/2023

to

14/04/2024

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	3313/350 William St MELBOURNE 3000	\$780,000	12/02/2024
2	3011/560 Lonsdale St MELBOURNE 3000	\$780,000	11/04/2024
3	25/801 Bourke St DOCKLANDS 3008	\$772,000	15/03/2024

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:

15/04/2024 18:24



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

15/04/2023 - 14/04/2024: \$610,000

Comparable Properties



3313/350 William St MELBOURNE 3000 (VG)

Agent Comments

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Price: \$780,000

Method: Sale

Date: 12/02/2024

Property Type: Flat/Unit/Apartment (Res)



3011/560 Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$780,000

Method: Private Sale

Date: 11/04/2024

Property Type: Apartment



25/801 Bourke St DOCKLANDS 3008 (REI)

Agent Comments

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Price: \$772,000

Method: Private Sale

Date: 15/03/2024

Property Type: Apartment

Account - IEC Real Estate Pty Ltd | P: 03-9340 3300 | F: 03-9340 3303