

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

3907/100 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

\$790,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2023

to

30 Apr 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

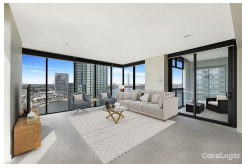
Date of sale

1401/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$840,000	09-Jan-24
710/915-941 COLLINS STREET DOCKLANDS VIC 3008	\$865,000	16-Dec-23
1309/60 SIDDELEY STREET DOCKLANDS VIC 3008	\$860,000	03-Feb-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: 15 May 2024



**1401/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$840,000** Sold Date **09-Jan-24**

Distance **0.51km**



**710/915-941 COLLINS STREET
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$865,000** Sold Date **16-Dec-23**

Distance **0.64km**



**1309/60 SIDDELEY STREET
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$860,000** Sold Date **03-Feb-24**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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