



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

1510/100 Harbour Esplanade, Docklands, 3008

Indicative selling price

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

Single price

or range between

\$472,000.00

&

\$519,000.00

Median sale price

Median price

\$580,000.00

Property type

Unit/Apartment

Suburb

DOCKLANDS

Period - From

Mar 2020

to

Feb 2021

Source

Corelogic

Comparable property sales

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 |
|--|--------------|--------------|
| 1104/100 Harbour Esplanade Docklands VIC 3008 | \$500,000.00 | 1/12/2020 |
| 532/67 Spencer Street Melbourne VIC 3000 | \$510,000.00 | 26/11/2020 |
| 1908/480-490 Collins Street Melbourne VIC 3000 | \$500,000.00 | 25/01/2021 |

This Statement of Information was prepared on: Wednesday 31st March 2021