

STATEMENT OF INFORMATION

Single residential property located in the Melbourne Metropolitan area.

Section 47AF of the Estate Agents Act 1980

Property offered for sale **1203/39 Caravel Lane, DOCKLANDS VIC 3008**

Indicative selling price

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

Single price **\$760,000 - \$790,000** or range between and

Median Sale Price

Median Price **\$610,000** House ☐ Unit ☒ Suburb **Docklands 3008**

Period - from **April 2021** to **April 2022** Source **realestate.com.au**

Comparable sales

- A. These are three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	date of sale
109/30 New Quay Promenade, DOCKLANDS VIC 3008	\$835,000	Oct 2021
1403/60 Siddeley Street, DOCKLANDS VIC 3008	\$780,000	Nov 2021
65/801 Bourke Street, DOCKLANDS VIC 3008	\$775,000	Feb 2022