

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

808/100 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

\$670,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,250

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2023

to

30 Sep 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

1308/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$672,000	02-Aug-24
902/915-941 COLLINS STREET DOCKLANDS VIC 3008	\$690,000	03-Oct-24
3004E/888 COLLINS STREET DOCKLANDS VIC 3008	\$675,000	24-Jul-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: 16 October 2024



**1308/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

 2  2  -

Sold Price **\$672,000** Sold Date **02-Aug-24**

Distance **0km**

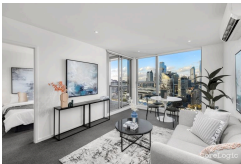


**902/915-941 COLLINS STREET
DOCKLANDS VIC 3008**

 2  2  1

Sold Price ^{RS} **\$690,000** Sold Date **03-Oct-24**

Distance **0.71km**



**3004E/888 COLLINS STREET
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$675,000** Sold Date **24-Jul-24**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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