

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

810/100 HARBOUR ESPLANE 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2022

to

30 Apr 2023

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

1809/100 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$560,000	29-Nov-22
1113/100 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$482,000	19-May-23
513/100 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$462,000	15-Oct-22

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: 31 May 2023



1809/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008

1 1 1

Sold Price

\$560,000

Sold Date

29-Nov-22

Distance

0km



1113/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008

1 1 1

Sold Price

^{RS} **\$482,000**

Sold Date

19-May-23

Distance

0km



513/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008

1 1 1

Sold Price

\$462,000

Sold Date

15-Oct-22

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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