

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

810/241 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

\$350,000

&

\$370,000

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

1209/241 HARBOUR ESPLANE DOCKLANDS VIC 3008	361000	02-Mar-23
403/231-245 HARBOUR ESPLANE DOCKLANDS VIC 3008	352000	20-Feb-23
2410/241 HARBOUR ESPLANE DOCKLANDS VIC 3008	374000	26-Feb-23

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: 25 May 2023



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**1209/241 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

1 1 -

Sold Price

361000

Sold Date **02-Mar-23**

Distance -



**403/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**

1 1 1

Sold Price

352000

Sold Date **20-Feb-23**

Distance -

**2410/241 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

1 1 1

Sold Price

374000

Sold Date **26-Feb-23**

Distance -

RS = Recent sale UN = Undisclosed Sale

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