

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

2014/100 Harbour Esplanade, Docklands Vic 3008

Indicative selling price

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

Range between

\$385,000

&

\$420,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Docklands

Period - From

01/07/2022

to

30/06/2023

Source

REIV

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 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
1	1811/100 Harbour Esp DOCKLANDS 3008	\$402,500	03/03/2023
2	802S/889 Collins St DOCKLANDS 3008	\$391,500	16/03/2023
3	1402N/883 Collins St DOCKLANDS 3008	\$390,000	16/06/2023

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 six months.~~

This Statement of Information was prepared on:

07/08/2023 19:08



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$385,000 - \$420,000

Median Unit Price

Year ending June 2023: \$600,000

Comparable Properties

1811/100 Harbour Esp DOCKLANDS 3008
(REI/VG)

Agent Comments



Price: \$402,500

Method: Private Sale

Date: 03/03/2023

Rooms: 3

Property Type: Apartment

802S/889 Collins St DOCKLANDS 3008
(REI/VG)

Agent Comments



Price: \$391,500

Method: Private Sale

Date: 16/03/2023

Property Type: Apartment

1402N/883 Collins St DOCKLANDS 3008
(REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 16/06/2023

Property Type: Apartment