

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

2510/241 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,250

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2023

to

30 Jun 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

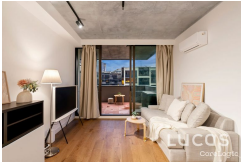
1612/3 AQUITANIA WAY DOCKLANDS VIC 3008	\$465,000	04-Jun-24
511/5 CARAVEL LANE DOCKLANDS VIC 3008	\$450,000	13-Mar-24
2607/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$435,000	06-Apr-24

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: 03 July 2024

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1612/3 AQUITANIA WAY DOCKLANDS VIC 3008

 1
  1
  1

Sold Price ^{RS} **\$465,000** Sold Date **04-Jun-24**

Distance **0.1km**

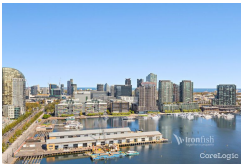


511/5 CARAVEL LANE DOCKLANDS VIC 3008

 1
  1
  1

Sold Price **\$450,000** Sold Date **13-Mar-24**

Distance **0.07km**



2607/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008

 1
  1
  1

Sold Price **\$435,000** Sold Date **06-Apr-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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