



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 510/100 Harbour Esplanade, Docklands, 3008

Indicative selling price

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

Single price or range between \$490,000.00 & \$528,000.00

Median sale price

Median price \$638,000.00 Property type Unit/Apartment Suburb DOCKLANDS
Period - From Mar 2022 to Feb 2023 Source Corelogic

Comparable property sales

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
411/13 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$500,000.00	3/11/2022
2011/63 WHITEMAN STREET SOUTHBANK VIC 3006	\$490,000.00	22/12/2022
205/28 WILLS STREET MELBOURNE VIC 3000	\$530,000.00	22/09/2022

This Statement of Information was prepared on: Friday 03rd March 2023