

# 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

2907/231 Harbour Esplanade, Docklands Vic 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$460,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb Docklands

Period - From 01/01/2023 to 31/03/2023 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 | 4207/135 Abeckett St MELBOURNE 3000    | \$435,800 | 07/02/2023   |
| 2 | 2107/105 Batman St WEST MELBOURNE 3003 | \$435,000 | 19/11/2022   |
| 3 | 1104/241 Harbour Esp DOCKLANDS 3008    | \$430,000 | 15/02/2023   |

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:

18/04/2023 18:19



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**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**4207/135 Abeckett St MELBOURNE 3000**  
(REI/VG)

**Agent Comments**

1 1 1

**Price:** \$435,800

**Method:** Private Sale

**Date:** 07/02/2023

**Property Type:** Unit

**2107/105 Batman St WEST MELBOURNE 3003**  
(VG)

**Agent Comments**

1 - -

**Price:** \$435,000

**Method:** Sale

**Date:** 19/11/2022

**Property Type:** Flat/Unit/Apartment (Res)



**1104/241 Harbour Esp DOCKLANDS 3008**  
(REI/VG)

**Agent Comments**

1 1 1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 15/02/2023

**Property Type:** Apartment