

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

1304/231-245 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

\$620,000

&

\$650,000

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

1604/20 RAKAIA WAY DOCKLANDS VIC 3008	\$630,000	11-Apr-23
1108/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$670,000	10-Mar-23
1501E/888 COLLINS STREET DOCKLANDS VIC 3008	\$650,000	20-Mar-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: 31 May 2023



**1604/20 RAKAIA WAY
DOCKLANDS VIC 3008**

 2  2  1

Sold Price ^{RS} **\$630,000** ^{UN} Sold Date **11-Apr-23**

Distance **0.17km**



**1108/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$670,000** Sold Date **10-Mar-23**

Distance **0.6km**



**1501E/888 COLLINS STREET
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$650,000** Sold Date **20-Mar-23**

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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