

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

2403/100 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2020

to

31 Oct 2021

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

3411/100 Harbour Esplanade Docklands VIC 3008	\$710,000	29-Jun-21
701/100 Harbour Esplanade Docklands VIC 3008	\$720,000	03-Aug-21
14/801 Bourke Street Docklands VIC 3008	\$795,000	18-Jun-21

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: 01 November 2021



3411/100 Harbour Esplanade Docklands VIC 3008

 2  2  1

Sold Price

\$710,000

Sold Date

29-Jun-21

Distance

-



701/100 Harbour Esplanade Docklands VIC 3008

 2  2  2

Sold Price

\$720,000

Sold Date

03-Aug-21

Distance

-



14/801 Bourke Street Docklands VIC 3008

 2  2  1

Sold Price

\$795,000

Sold Date

18-Jun-21

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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