

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

3105/100 Harbour Esplanade, Docklands Vic 3008

Indicative selling price

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

Range between \$930,000

&

\$970,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Docklands

Period - From 01/10/2020

to 31/12/2020

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	1204/118 Russell St MELBOURNE 3000	\$960,000	21/12/2020
2	153/8 Waterside PI DOCKLANDS 3008	\$955,000	11/02/2021
3	2203/80 Lorimer St DOCKLANDS 3008	\$940,000	29/01/2021

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:

25/02/2021 22:13