

# 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 301/ 241 Harbour Esplanade, Docklands VIC 3008

### Indicative selling price

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

Range Price \$480,000 to \$520,000

### Median sale price

Median price \$600,000

Property type Unit

Suburb Docklands

Period - From 21/01/2018

to

29/10/2019

Source PropertyData.com.au

### 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
1 2702/241 Harbour Esplanade, Docklands	\$516,000	05/09/2019
2 1408/ 15 Caravel Lane, Docklands	\$535,000	30/07/2019
3 2209/ 8 Marmion Place, Docklands	\$520,000	04/07/2019

This Statement of Information was prepared on: 29th October 2019