



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

3504/100 Harbour Esplanade, Docklands, 3008

Indicative selling price

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

Single price

or range between

\$748,000.00

&

\$788,000.00

Median sale price

Median price

\$600,000.00

Property type

Unit/Apartment

Suburb

DOCKLANDS

Period - From

Jun 2023

to

May 2024

Source

REIV

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

3011/560 LONSDALE STREET MELBOURNE VIC 3000	\$780,000.00	22/03/2024
1101/180 CITY ROAD SOUTHBANK VIC 3006	\$780,000.00	20/04/2024
201/560 LONSDALE STREET MELBOURNE VIC 3000	\$767,999.00	17/03/2024

This Statement of Information was prepared on:

Thursday 06th June 2024