

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

2207/ 15 Caravel Lane, Docklands 3008

Indicative selling price

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

Range between

\$460,000

&

\$480,000

Median sale price

Median price

\$627,500

Property type

Unit

Suburb

Docklands

Period - From

5/12/2023

to

5/12/2024

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 2208/ 15 Caravel Lane, Docklands 3008	\$475,000	05/08/2024
2 206/ 1 Marmion Place, Docklands 3008	\$475,000	03/07/2024
3 112/ 89 Roden Street, West Melbourne 3003	\$470,000	14/06/2024

This Statement of Information was prepared on:

5th December 2024