

# 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 2005/15 Caravel Lane, 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 between \$650,000 & \$715,000

### Median sale price

Median price \$602,500 Property Type Unit Suburb Docklands  
Period - From 01/07/2023 to 30/09/2023 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	2003/15 Caravel La DOCKLANDS 3008	\$715,000	04/08/2023
2	607/8 Waterview Wik DOCKLANDS 3008	\$711,000	13/06/2023
3	1405/81 South Wharf Dr DOCKLANDS 3008	\$695,000	05/07/2023

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.~~

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2005/15 Caravel Lane, Docklands Vic 3008

WHITEFOX

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**Indicative Selling Price**

\$650,000 - \$715,000

**Median Unit Price**

September quarter 2023: \$602,500



**Property Type:**

Agent Comments

## Comparable Properties



**2003/15 Caravel La DOCKLANDS 3008 (VG)**

Agent Comments



**Price:** \$715,000

**Method:** Sale

**Date:** 04/08/2023

**Property Type:** Flat/Unit/Apartment (Res)



**607/8 Waterview Wik DOCKLANDS 3008 (REI/VG)**

Agent Comments



**Price:** \$711,000

**Method:** Private Sale

**Date:** 13/06/2023

**Property Type:** Apartment



**1405/81 South Wharf Dr DOCKLANDS 3008 (VG)**

Agent Comments



**Price:** \$695,000

**Method:** Sale

**Date:** 05/07/2023

**Property Type:** Flat/Unit/Apartment (Res)

Account - Whitefox Real Estate | P: 96459699



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