

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

2202/5 CARAVEL LANE DOCKLANDS VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,250,000

&

\$2,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

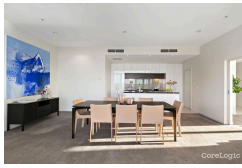
Date of sale

4102/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$2,110,000	12-Dec-24
45 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$2,244,000	07-Dec-24
2801/70 LORIMER STREET DOCKLANDS VIC 3008	\$2,100,000	15-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 08 March 2025



**4102/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

3 2 -

Sold Price **\$2,110,000** Sold Date **12-Dec-24**

Distance **0.62km**



**45 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

4 2 3

Sold Price ^{RS} **\$2,244,000** Sold Date **07-Dec-24**

Distance **1km**



**2801/70 LORIMER STREET
DOCKLANDS VIC 3008**

4 2 -

Sold Price ^{RS} **\$2,100,000** Sold Date **15-Feb-25**

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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