

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

N607/241 Harbour Esplanade, Docklands, VIC 3008.

Indicative selling price

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

Range between \$400,000 & \$420,000

Median sale price

Median price \$582,000 Property type Unit Suburb Docklands

Period - From 15/10/2018 To 15/10/2019 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 S3203/231 Harbour Esplanade DOCKLANDS 3008 VIC	\$430,000	17/06/2019
2 1609/5 Caravel La DOCKLANDS 3008 VIC	\$410,000	05/09/2019
3 209/21 Saint Mangos La DOCKLANDS 3008 VIC	\$425,000	26/08/2019

This Statement of Information was prepared on: 07th January 2020