

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

1402/231-245 HARBOUR ESPLANE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,500

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2022

to

31 Jan 2023

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

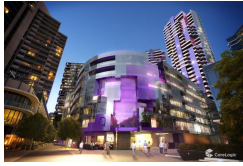
Date of sale

806/231-245 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$605,000	26-Aug-22
2304/231-245 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$620,000	20-Aug-22

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: 10 February 2023



**806/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**

 2  2  1

Sold Price

\$605,000

Sold Date

26-Aug-22

Distance

0km



**2304/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**

 2  2  1

Sold Price

\$620,000

Sold Date

20-Aug-22

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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