

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

2602S/231 Harbour Esplanade, Docklands Vic 3008

Indicative selling price

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

Range between \$560,000 & \$595,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Docklands

Period - From 01/01/2023

to 31/12/2023

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	1706/677 La Trobe St DOCKLANDS 3008	\$595,000	10/08/2023
2	5911/568 Collins St MELBOURNE 3000	\$588,000	15/11/2023
3	602/231 Harbour Esp DOCKLANDS 3008	\$585,000	30/11/2023

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.~~

This Statement of Information was prepared on:

17/01/2024 11:39

Joo Ming (JM) Lim

03 9889 8800

0476 784 585

joominglim@mcgrath.com.au

Indicative Selling Price

\$560,000 - \$595,000

Median Unit Price

Year ending December 2023: \$600,000



Property Type:

Agent Comments

Comparable Properties



1706/677 La Trobe St DOCKLANDS 3008 (REI/VG)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 10/08/2023

Property Type: Apartment



5911/568 Collins St MELBOURNE 3000 (REI)

Agent Comments



Price: \$588,000

Method: Private Sale

Date: 15/11/2023

Property Type: Unit



602/231 Harbour Esp DOCKLANDS 3008 (REI)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 30/11/2023

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802