

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

1207/231 Harbour Esplanade, Docklands Vic 3008

Indicative selling price

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

Range between

\$400,000

&

\$430,000

Median sale price

Median price

\$604,000

Property Type

Unit

Suburb

Docklands

Period - From

01/04/2023

to

30/06/2023

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.

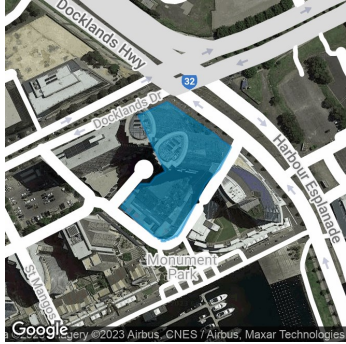
	Address of comparable property	Price	Date of sale
1	S2110/231 Harbour Esp DOCKLANDS 3008	\$450,000	15/08/2023
2	S2309/231 Harbour Esp DOCKLANDS 3008	\$430,000	25/08/2023
3	2014/100 Harbour Esp DOCKLANDS 3008	\$400,000	24/08/2023

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:

20/09/2023 10:08



Property Type: Apartment

Land Size: 51 sqm approx

Agent Comments

Comparable Properties

S2110/231 Harbour Esp DOCKLANDS 3008 (REI)

Agent Comments



Price: \$450,000

Method: Sold Before Auction

Date: 15/08/2023

Property Type: Unit

S2309/231 Harbour Esp DOCKLANDS 3008 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 25/08/2023

Property Type: Apartment



2014/100 Harbour Esp DOCKLANDS 3008 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 24/08/2023

Property Type: Apartment