

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

1104/5 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Docklands

Period-from

01 May 2024

to

30 Apr 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

1508/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$875,000	12-Dec-24
75/801 BOURKE STREET DOCKLANDS VIC 3008	\$820,000	02-Jan-25
904/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$908,000	19-Mar-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.~~

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**1508/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

2 2 2

Sold Price

\$875,000

Sold Date

12-Dec-24

Distance

0.62km



**75/801 BOURKE STREET
DOCKLANDS VIC 3008**

2 2 2

Sold Price

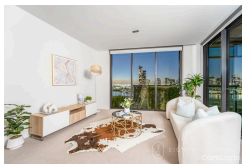
\$820,000

Sold Date

02-Jan-25

Distance

0.67km



**904/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

2 2 2

Sold Price

\$908,000

Sold Date

19-Mar-25

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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