

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

1411/673-683 LA TROBE STREET 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

\$528,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,750

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2023

to

30 Nov 2024

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

1703/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$543,000	03-Sep-24
1202/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$595,000	21-Nov-24
1006/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$510,000	05-Jul-24

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: 17 December 2024

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1703/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008

2 1 1

Sold Price \$543,000 Sold Date 03-Sep-24

Distance 0.39km



1202/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008

2 1 1

Sold Price \$595,000 Sold Date 21-Nov-24

Distance 0.43km



1006/241 HARBOUR ESPLANADE
DOCKLANDS VIC 3008

2 1 1

Sold Price \$510,000 Sold Date 05-Jul-24

Distance 0.43km

RS = Recent sale UN = Undisclosed Sale

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