

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

1810/231-245 Harbour Esplanade 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2020

to

28 Feb 2021

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

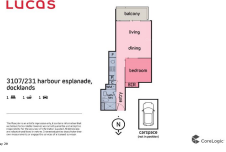

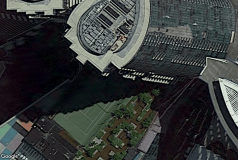



Date of sale

3107/231-245 Harbour Esplanade Docklands VIC 3008	\$430,000	20-Nov-20
907/231-245 Harbour Esplanade Docklands VIC 3008	\$445,000	03-Mar-20
610/231-245 Harbour Esplanade Docklands VIC 3008	\$390,000	24-Feb-20

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 March 2021

	3107/231-245 Harbour Esplanade Docklands VIC 3008	Sold Price	\$430,000	Sold Date	20-Nov-20
				Distance	-
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	907/231-245 Harbour Esplanade Docklands VIC 3008	Sold Price	\$445,000	Sold Date	03-Mar-20
				Distance	-
<hr/>					
	610/231-245 Harbour Esplanade Docklands VIC 3008	Sold Price	\$390,000	Sold Date	24-Feb-20
				Distance	-

RS = Recent sale

UN = Undisclosed Sale

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