

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

708/231-245 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

\$650,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2023

to

31 Oct 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

1005/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$700,000	30-Sep-24
1805/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$695,000	13-Sep-24
1904/15 CARAVEL LANE DOCKLANDS VIC 3008	\$682,000	01-Nov-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: 14 November 2024



**1005/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**

2 2 1

Sold Price **\$700,000** Sold Date **30-Sep-24**

Distance **0km**

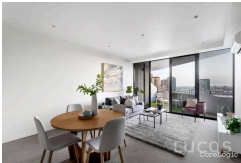


**1805/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**

2 2 1

Sold Price **\$695,000** Sold Date **13-Sep-24**

Distance **0km**



**1904/15 CARAVEL LANE
DOCKLANDS VIC 3008**

2 2 1

Sold Price ^{RS} **\$682,000** Sold Date **01-Nov-24**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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