

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

703N/889-897 COLLINS 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

or range
between

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2023

to

31 Aug 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

802/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$596,000	04-Jun-24
1904/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$590,000	06-May-24
1506/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$600,000	22-Mar-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: 13 September 2024

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**802/231-245 HARBOUR
 ESPLANADE DOCKLANDS VIC
 3008**
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Sold Price **\$596,000** Sold Date **04-Jun-24**
 Distance **0.81km**



**1904/231-245 HARBOUR
 ESPLANADE DOCKLANDS VIC
 3008**
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Sold Price **\$590,000** Sold Date **06-May-24**
 Distance **0.81km**



**1506/241 HARBOUR ESPLANADE
 DOCKLANDS VIC 3008**
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Sold Price **\$600,000** Sold Date **22-Mar-24**
 Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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