

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

316/2 NEWQUAY PROMENADE 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

\$475,000

&

\$500,000

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

604/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$495,000	18-Jul-24
208/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$495,000	06-Sep-24
1612/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$500,000	24-Jun-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: 20 November 2024



**604/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

 1  1  1

Sold Price

\$495,000

Sold Date

18-Jul-24

Distance

0.56km



**208/5 WOMINJEKA WALK WEST
MELBOURNE VIC 3003**

 1  1  1

Sold Price

Sold Date

06-Sep-24

Distance

0.6km



**1612/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

 1  1  1

Sold Price

\$500,000

Sold Date

24-Jun-24

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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