

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

1604/39 CARAVEL LANE 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2024

to

31 Dec 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

1304/39 CARAVEL LANE DOCKLANDS VIC 3008	\$735,000	19-Nov-24
202/29 RAKAIA WAY DOCKLANDS VIC 3008	\$740,000	27-Nov-24
1207/8 MARMION PLACE DOCKLANDS VIC 3008	\$715,000	08-Aug-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: 07 January 2025



**1304/39 CARAVEL LANE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

\$735,000

Sold Date **19-Nov-24**

Distance

0km



**202/29 RAKAIA WAY DOCKLANDS
VIC 3008**

2 2 1

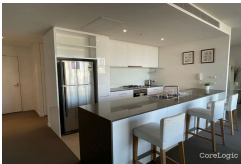
Sold Price

^{RS} **\$740,000**

Sold Date **27-Nov-24**

Distance

0km



**1207/8 MARMION PLACE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

\$715,000

Sold Date **08-Aug-24**

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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