

STATEMENT OF INFORMATION



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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

1502/100 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

\$425,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2023

to

30 Jun 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

1612/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$500,000	30-Jun-24
1713/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$450,000	05-Jun-24
402/12 WATERVIEW WALK DOCKLANDS VIC 3008	\$439,000	04-May-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: 16 July 2024



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

1 1 1

Sold Price

^{RS} **\$500,000**

Sold Date **30-Jun-24**

Distance **0km**



**1713/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

1 1 1

Sold Price

^{RS} **\$450,000** ^{UN}

Sold Date **05-Jun-24**

Distance **0km**



**402/12 WATERVIEW WALK
DOCKLANDS VIC 3008**

1 1 1

Sold Price

\$439,000

Sold Date **04-May-24**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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