

STATEMENT OF INFORMATION



ANOTHER HOME PROUDLY
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LUCAS

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

3209/100 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

\$675,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,750

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2023

to

30 Nov 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

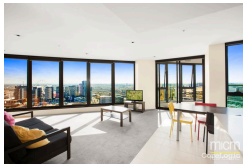
Date of sale

3108/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	750000	10-Aug-24
2702/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	710000	20-Nov-24
3504/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	710000	29-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: 18 December 2024



**3108/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

750000 Sold Date **10-Aug-24**

Distance -



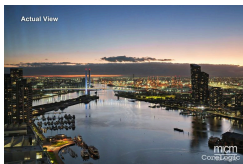
**2702/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

^{RS}**710000** Sold Date **20-Nov-24**

Distance -



**3504/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

710000 Sold Date **29-Jun-24**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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