

# 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

s502/231 Harbour Esplanade, Docklands Vic 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$580,000

&

\$620,000

### Median sale price

Median price

\$665,000

Property Type

Unit

Suburb

Docklands

Period - From

01/10/2019

to

31/12/2019

Source

REIV

### 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 six 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 |
|---|-------------------------------------|-----------|--------------|
| 1 | 3507/100 Harbour Esp DOCKLANDS 3008 | \$677,000 | 11/11/2019   |
| 2 | 3507/100 Harbour Esp DOCKLANDS 3008 | \$670,000 | 27/09/2019   |
| 3 | 2006/241 Harbour Esp DOCKLANDS 3008 | \$582,000 | 14/11/2019   |

**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 six months.~~

This Statement of Information was prepared on:

13/02/2020 16:02

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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$580,000 - \$620,000  
**Median Unit Price**  
December quarter 2019: \$665,000

## Comparable Properties



**3507/100 Harbour Esp DOCKLANDS 3008 (REI/VG)**

Agent Comments

 2    2    1

**Price:** \$677,000  
**Method:** Private Sale  
**Date:** 11/11/2019  
**Property Type:** Apartment



**3507/100 Harbour Esp DOCKLANDS 3008 (REI)**

Agent Comments

 2    2    1

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 27/09/2019  
**Property Type:** Apartment



**2006/241 Harbour Esp DOCKLANDS 3008 (REI/VG)**

Agent Comments

 2    2    1

**Price:** \$582,000  
**Method:** Private Sale  
**Date:** 14/11/2019  
**Property Type:** Apartment