

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

503B/198 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2020

to

30 Nov 2021

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

609B/198 Harbour Esplanade Docklands VIC 3008	\$320,000	04-Oct-21
704A/198 Harbour Esplanade Docklands VIC 3008	\$325,000	11-Jun-21
512/1 Marmion Place Docklands VIC 3008	\$350,000	19-Dec-20

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: 05 December 2021



609B/198 Harbour Esplanade Docklands VIC 3008

Sold Price **\$320,000** Sold Date **04-Oct-21**

 1  1  1

Distance -



704A/198 Harbour Esplanade Docklands VIC 3008

Sold Price **\$325,000** Sold Date **11-Jun-21**

 1  1  1

Distance -



512/1 Marmion Place Docklands VIC 3008

Sold Price **\$350,000** Sold Date **19-Dec-20**

 1  1  1

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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