

# STATEMENT OF INFORMATION

118 RIVER ESPLANADE, DOCKLANDS, VIC 3008

PREPARED BY CITY RESIDENTIAL REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**118 RIVER ESPLANADE, DOCKLANDS, VIC**  4  3  3

### Indicative Selling Price

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

Price Range: **\$3,109,000 to \$3,436,000**

## MEDIAN SALE PRICE



**DOCKLANDS, VIC, 3008**

Suburb Median Sale Price (Unit)

**\$600,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**2001/70 LORIMER ST, DOCKLANDS, VIC 3008**  4  2  2

Sale Price

**\*\$560,000**

Sale Date: 19/09/2017

Distance from Property: 278m



**136 NEWQUAY PROM, DOCKLANDS, VIC 3008**  4  4  4

Sale Price

**\*\$5,680,000**

Sale Date: 26/10/2017

Distance from Property: 990m



**58 SOUTH WHARF DR, DOCKLANDS, VIC 3008**  4  2  3

Sale Price

**\$4,250,000**

Sale Date: 08/10/2016

Distance from Property: 505m



This report has been compiled on 27/02/2018 by City Residential Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**1/164 INGLES ST, PORT MELBOURNE, VIC**

 **3**  **3**  **1**

Sale Price

**\$2,600,000**

Sale Date: 12/11/2016

Distance from Property: 683m



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

118 RIVER 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)

Price Range: \$3,109,000 to \$3,436,000

### Median sale price

Median price

\$600,000

House

Unit

X

Suburb

DOCKLANDS

Period

01 January 2017 to 31 December 2017

Source

pricfinder

### Comparable property sales

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
2001/70 LORIMER ST, DOCKLANDS, VIC 3008	*\$560,000	19/09/2017
136 NEWQUAY PROM, DOCKLANDS, VIC 3008	*\$5,680,000	26/10/2017
58 SOUTH WHARF DR, DOCKLANDS, VIC 3008	\$4,250,000	08/10/2016
1/164 INGLES ST, PORT MELBOURNE, VIC 3207	\$2,600,000	12/11/2016