# STATEMENT OF INFORMATION



# ANOTHER HOME PROUDLY BROUGHT TO YOU BY CARY & BADEN



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### Statement of Information Single residential property located in the Melbourne metropolitan area

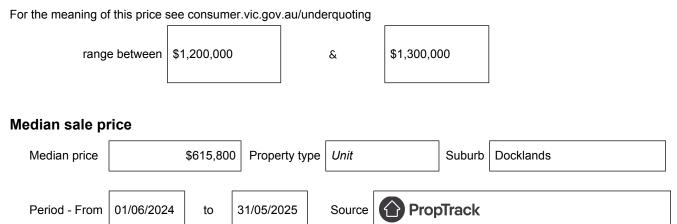
Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

222/55 Victoria Harbour Promenade, Docklands, Vic 3008

#### Indicative selling price



#### 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 |
|--|-------------|--------------|
| 172/55 Victoria Harbour Promenade, Docklands, VIC 3008 | \$1,282,055 | 13/03/2025   |
| 3405/100 Harbour Esplanade, Docklands, VIC 3008        | \$1,200,000 | 04/04/2025   |
| 1601/1 Point Park Crescent, Docklands, VIC 3008        | \$1,200,000 | 16/01/2025   |

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 05/06/2025

