

## 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

1210/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2023

to

30 Apr 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

|  |           |           |
|--|-----------|-----------|
| 512/8 PEARL RIVER ROAD DOCKLANDS VIC 3008  | \$385,000 | 29-Mar-24 |
| 605/8 PEARL RIVER ROAD DOCKLANDS VIC 3008  | \$385,000 | 14-Feb-24 |
| 908/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008 | \$362,000 | 09-May-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: 14 May 2024



**512/8 PEARL RIVER ROAD  
DOCKLANDS VIC 3008**

1 1 -

Sold Price <sup>RS</sup> **\$385,000** Sold Date **29-Mar-24**

Distance **0.14km**



**605/8 PEARL RIVER ROAD  
DOCKLANDS VIC 3008**

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Sold Price <sup>RS</sup> **\$385,000**<sup>UN</sup> Sold Date **14-Feb-24**

Distance **0.14km**



**908/421 DOCKLANDS DRIVE  
DOCKLANDS VIC 3008**

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Sold Price <sup>RS</sup> **\$362,000** Sold Date **09-May-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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