

## 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

1504/387-395 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

5D/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$440,000	15-Apr-24
2607/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$435,000	19-Apr-24
908/8 WATERVIEW WALK DOCKLANDS VIC 3008	\$445,000	02-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: 17 May 2024



## 5D/9 WATERSIDE PLACE DOCKLANDS VIC 3008

 1  1  1

Sold Price

<sup>RS</sup> **\$440,000**

Sold Date

**15-Apr-24**

Distance

**0.67km**



## 2607/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008

 1  1  1

Sold Price

<sup>RS</sup> **\$435,000**

Sold Date

**19-Apr-24**

Distance

**0.19km**



## 908/8 WATERVIEW WALK DOCKLANDS VIC 3008

 1  1  1

Sold Price

<sup>RS</sup> **\$445,000**

Sold Date

**02-May-24**

Distance

**0.91km**

RS = Recent sale

UN = Undisclosed Sale

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