

# 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

1710/421 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)

range between

\$360,000

&

\$390,000

### Median sale price

Median price

\$622,500

Property type

Unit

Suburb

Docklands

Period - From

01/02/2024

to

30/04/2024

Source



PropTrack

### 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
908/421 Docklands Drive, Docklands, VIC 3008	\$362,000	09/05/2024
1212/421 Docklands Drive, Docklands, VIC 3008	\$435,000	17/01/2024
512/8 Pearl River Road, Docklands, VIC 3008	\$385,000	29/03/2024

**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 six months.

This Statement of Information was prepared on: 28/05/2024