

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

1713/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

Indicative selling price

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

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2023

to

29 Feb 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

1212/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$435,000	17-Jan-24
611/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$420,000	21-Nov-23
1204/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$427,000	28-Nov-23

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 March 2024



**1212/421 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

1 1 -

Sold Price

^{RS}

\$435,000

Sold Date

17-Jan-24

Distance

0km



**611/421 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

1 1 1

Sold Price

\$420,000

Sold Date

21-Nov-23

Distance

0.05km



**1204/421 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

1 1 1

Sold Price

\$427,000

Sold Date

28-Nov-23

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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