

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

1804/1 POINT PARK CRESCENT 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

\$850,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

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

710/915-941 COLLINS STREET DOCKLANDS VIC 3008	\$865,000	16-Dec-23
303/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$900,000	01-Feb-24
1305/2 GLENTI PLACE DOCKLANDS VIC 3008	\$955,000	30-Mar-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: 05 May 2024



**710/915-941 COLLINS STREET
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$865,000** Sold Date **16-Dec-23**

Distance **0.33km**

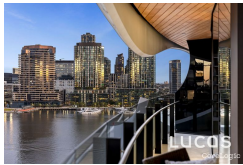


**303/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$900,000** Sold Date **01-Feb-24**

Distance **0.38km**



**1305/2 GLENTI PLACE
DOCKLANDS VIC 3008**

2 2 1

Sold Price ^{RS} **\$955,000** Sold Date **30-Mar-24**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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