

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

2002/421 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

\$395,000

or range
between

&

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

804/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$400,000	14-Jun-23
1108/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$385,000	07-Sep-23
1809/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$390,000	17-Jul-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: 26 March 2024