

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

2005/20 RAKAIA WAY 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

\$875,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2023

to

31 Mar 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

2105/5 CARAVEL LANE DOCKLANDS VIC 3008	\$925,000	27-Feb-24
1102/20 RAKAIA WAY DOCKLANDS VIC 3008	\$1,310,000	07-Apr-24
2101/15 CARAVEL LANE DOCKLANDS VIC 3008	\$1,315,000	18-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: 14 April 2024



**2105/5 CARAVEL LANE
DOCKLANDS VIC 3008**

 3  2  2

Sold Price **\$925,000** Sold Date **27-Feb-24**

Distance **0.1km**



**1102/20 RAKAIA WAY
DOCKLANDS VIC 3008**

 3  2  2

Sold Price ^{RS} **\$1,310,000** Sold Date **07-Apr-24**

Distance **0km**



**2101/15 CARAVEL LANE
DOCKLANDS VIC 3008**

 3  2  2

Sold Price ^{RS} **\$1,315,000** Sold Date **18-Mar-24**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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