

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

2006/421 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

\$395,000

&

\$434,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

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

2212/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$423,000	19-Feb-24
2407/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$420,000	06-Dec-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: 13 May 2024

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**2212/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$423,000** Sold Date **19-Feb-24**

Distance **0.17km**



**2407/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$420,000** Sold Date **06-Dec-23**

Distance **0.17km**



**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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