

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

207/21 SAINT MANGOS LANE 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

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,500

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2022

to

31 May 2023

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

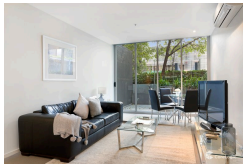
Date of sale

511/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$445,000	31-May-23
2207/39 CARAVEL LANE DOCKLANDS VIC 3008	\$440,000	26-May-23
2004/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$410,000	11-Apr-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: 22 June 2023



**511/8-18 MCCRAE STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price

^{RS} **\$445,000**

Sold Date **31-May-23**

Distance **1.14km**



**2207/39 CARAVEL LANE
DOCKLANDS VIC 3008**

1 1 1

Sold Price

^{RS} **\$440,000**

Sold Date **26-May-23**

Distance **0.07km**



**2004/421 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

1 1 1

Sold Price

\$410,000

Sold Date **11-Apr-23**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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