

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

611/421 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

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2022

to

31 Oct 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

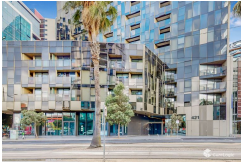
Date of sale

1204/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$427,000	10-Nov-23
1409/20 RAKAIA WAY DOCKLANDS VIC 3008	\$430,000	30-Aug-23
1504/15 DOEPEL WAY DOCKLANDS VIC 3008	\$437,500	13-May-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: 16 November 2023



**1204/421 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

 1  1  1

Sold Price ^{RS} **\$427,000** ^{UN} Sold Date **10-Nov-23**

Distance **0.05km**



**1409/20 RAKAIA WAY
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$430,000** Sold Date **30-Aug-23**

Distance **0.16km**



**1504/15 DOEPEL WAY
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$437,500** Sold Date **13-May-23**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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