

## 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

904/3 AQUITANIA WAY DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$581,250

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2023

to

31 May 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

3009/560 LONSDALE STREET MELBOURNE VIC 3000	\$1,020,000	15-Jun-24
205/21-27 OCONNELL STREET NORTH MELBOURNE VIC 3051	\$998,000	09-May-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: 24 June 2024



**3009/560 LONSDALE STREET  
MELBOURNE VIC 3000**

 3  2  1

Sold Price <sup>RS</sup> **\$1,020,000** Sold Date **15-Jun-24**

Distance **1.23km**



**205/21-27 OCONNELL STREET  
NORTH MELBOURNE VIC 3051**

 3  2  1

Sold Price <sup>RS</sup> **\$998,000** Sold Date **09-May-24**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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