

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

908/421 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2023

to

31 Dec 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

1108/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$385,000	07-Sep-23
1205/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$353,000	15-Dec-23
2009/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$366,500	11-Oct-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: 12 January 2024



**1108/421 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

1 1 -

Sold Price

^{RS}

\$385,000

Sold Date

07-Sep-23

Distance

0km



**1205/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

1 1 -

Sold Price

^{RS}

\$353,000

Sold Date

15-Dec-23

Distance

0.17km



**2009/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

1 1 -

Sold Price

\$366,500

Sold Date

11-Oct-23

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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