

## 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

1207/421 DOCKLANDS DRIVE 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

\$599,000

&

\$629,000

### 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

507/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$500,000	15-Oct-23
1013/15 DOEPEL WAY DOCKLANDS VIC 3008	\$605,000	15-Aug-23
1007/39 CARAVEL LANE DOCKLANDS VIC 3008	\$620,000	09-Sep-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: 23 January 2024



**507/421 DOCKLANDS DRIVE  
DOCKLANDS VIC 3008**

 2  1  1

Sold Price **\$500,000** Sold Date **15-Oct-23**

Distance **0km**



**1013/15 DOEPEL WAY DOCKLANDS  
VIC 3008**

 2  1  1

Sold Price **\$605,000** Sold Date **15-Aug-23**

Distance **0.06km**



**1007/39 CARAVEL LANE  
DOCKLANDS VIC 3008**

 2  1  1

Sold Price **\$620,000** Sold Date **09-Sep-23**

Distance **0.12km**

RS = Recent sale      UN = Undisclosed Sale

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