

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

1008/421 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2019

to

30 Nov 2020

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

| | | |
|---------------------------------------------------|-----------|-----------|
| 1309/231-245 Harbour Esplanade Docklands VIC 3008 | \$340,000 | 07-Dec-20 |
| 917/55 Merchant Street Docklands VIC 3008 | \$340,000 | 20-Aug-20 |
| 810/8-18 McCrae Street Docklands VIC 3008 | \$328,500 | 25-Sep-20 |

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: 21 December 2020



**1309/231-245 Harbour Esplanade
Docklands VIC 3008**

Sold Price ^{RS} **\$340,000** ^{UN} Sold Date **07-Dec-20**

1 1 -

Distance **0.32km**



**917/55 Merchant Street Docklands
VIC 3008**

Sold Price **\$340,000** Sold Date **20-Aug-20**

1 1 -

Distance **0.77km**



**810/8-18 McCrae Street Docklands
VIC 3008**

Sold Price **\$328,500** Sold Date **25-Sep-20**

1 1 -

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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