

## 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

1109/421 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

\$340,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$584,300

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2020

to

31 Jan 2021

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	20-Nov-20
512/1 Marmion Place Docklands VIC 3008	\$350,000	19-Dec-20
547-555 Flinders Lane Melbourne VIC 3000	\$350,000	01-Feb-21

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: 17 February 2021



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

Sold Price

**\$340,000**

Sold Date **20-Nov-20**

1 1 -

Distance **0.32km**



**512/1 Marmion Place Docklands VIC  
3008**

Sold Price

**\$350,000**

Sold Date **19-Dec-20**

1 1 1

Distance **0.32km**



**547-555 Flinders Lane Melbourne  
VIC 3000**

Sold Price

<sup>RS</sup> **\$350,000**

Sold Date **01-Feb-21**

1 1 -

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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