

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

109/21 Saint Mangos Lane 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2020

to

31 Mar 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

1508/421 Docklands Drive Docklands VIC 3008	\$415,000	25-Mar-21
1006/8 Marmion Place Docklands VIC 3008	\$430,000	17-Dec-20
3107/231-245 Harbour Esplanade Docklands VIC 3008	\$430,000	20-Nov-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: 16 April 2021



**1508/421 Docklands Drive
Docklands VIC 3008**

1 1 1

Sold Price

^{RS} **\$415,000**

Sold Date

25-Mar-21

Distance

0.13km



**1006/8 Marmion Place Docklands
VIC 3008**

1 1 1

Sold Price

\$430,000

Sold Date

17-Dec-20

Distance

0.15km



**3107/231-245 Harbour Esplanade
Docklands VIC 3008**

1 1 1

Sold Price

Sold Date

20-Nov-20

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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