

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$587,000

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2020

to

31 Aug 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

2006/2-16 Newquay Promenade Docklands VIC 3008	\$420,000	16-Jun-21
3008/200 Spencer Street Melbourne VIC 3000	\$410,000	22-Jul-21
2410/668 Bourke Street Melbourne VIC 3000	\$415,000	14-Sep-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: 29 September 2021



**2006/2-16 Newquay Promenade  
Docklands VIC 3008**

1 1 1

Sold Price **\$420,000** Sold Date **16-Jun-21**

Distance **0.23km**

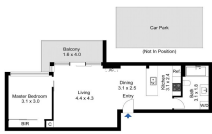


**3008/200 Spencer Street  
Melbourne VIC 3000**

1 1 1

Sold Price **\$410,000** Sold Date **22-Jul-21**

Distance **1.08km**



**2410/668 Bourke Street Melbourne  
VIC 3000**

1 1 1

Sold Price <sup>RS</sup> **\$415,000** <sup>UN</sup> Sold Date **14-Sep-21**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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