

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

304/120 Studio 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

\$550,000

&

\$590,000

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

6 Abbotsford Street West Melbourne VIC 3003	\$640,000	07-Dec-20
213/20 Rakaia Way Docklands VIC 3008	\$539,000	29-Sep-20
715/8 Marmion Place Docklands VIC 3008	\$475,000	18-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: 11 December 2020

	6 Abbotsford Street West Melbourne VIC 3003	Sold Price ^{RS} \$640,000 ^{UN}	Sold Date 07-Dec-20
		Distance 0.75km	
	213/20 Rakaia Way Docklands VIC 3008	Sold Price \$539,000	Sold Date 29-Sep-20
		Distance 0.34km	
	715/8 Marmion Place Docklands VIC 3008	Sold Price \$475,000	Sold Date 18-Sep-20
		Distance 0.4km	

RS = Recent sale UN = Undisclosed Sale

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