

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

706/20 Rakaia Way 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2019

to

31 Aug 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

1303/5 Caravel Lane Docklands VIC 3008	\$647,500	25-Jun-20
809/8 Waterview Walk Docklands VIC 3008	\$620,000	22-Jul-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.

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1303/5 Caravel Lane Docklands VIC 3008 Sold Price **\$647,500** Sold Date **25-Jun-20**

 2  2  1

Distance **0.1km**



809/8 Waterview Walk Docklands VIC 3008 Sold Price ^{RS} **\$620,000** Sold Date **22-Jul-20**

 2  2  1

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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