

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

410/1 Encounter 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

\$350,000

&

\$370,000

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

309/1 Encounter Way Docklands VIC 3008	\$400,000	15-Jan-21
512/1 Marmion Place Docklands VIC 3008	\$350,000	19-Dec-20
1410/241 Harbour Esplanade Docklands VIC 3008	\$380,000	26-Aug-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: 23 February 2021



309/1 Encounter Way Docklands VIC 3008

Sold Price

^{RS} **\$400,000**

Sold Date

15-Jan-21

1 1 -

Distance

-



512/1 Marmion Place Docklands VIC 3008

Sold Price

\$350,000

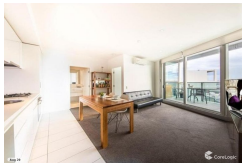
Sold Date

19-Dec-20

1 1 1

Distance

0.8km



1410/241 Harbour Esplanade Docklands VIC 3008

Sold Price

\$380,000

Sold Date

26-Aug-20

1 1 1

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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