

## 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

709/421 Docklands Drive 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

\$325,000

&

\$355,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2020

to

31 Oct 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

1412/421 Docklands Drive Docklands VIC 3008	\$420,000	24-Oct-21
2009/421 Docklands Drive Docklands VIC 3008	\$351,000	23-Aug-21
812/421 Docklands Drive Docklands VIC 3008	\$387,770	01-Aug-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: 22 November 2021



**1412/421 Docklands Drive  
Docklands VIC 3008**

1 1 1

Sold Price

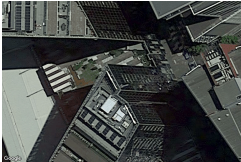
<sup>RS</sup> **\$420,000**

Sold Date

**24-Oct-21**

Distance

-



**2009/421 Docklands Drive  
Docklands VIC 3008**

1 1 -

Sold Price

**\$351,000**

Sold Date

**23-Aug-21**

Distance

-



**812/421 Docklands Drive Docklands  
VIC 3008**

1 1 1

Sold Price

**\$387,770**

Sold Date

**01-Aug-21**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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