

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 608/421 Docklands Drive, Docklands, VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$347,000

Median sale price

Median price NA Property Type Apartment Suburb Docklands (3008)

Period - From 01/12/2023 to 01/01/2024 Source Realestate.com.au

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
2102N/883 Collins Street, Docklands, Vic 3008	\$425,000	19/12/2023
115/20 Rakaia Way, Docklands, Vic 3008	\$430,000	18/12/2023
403/18 Buckley Walk, Docklands, Vic 3008	\$375,000	12/11/2023

This Statement of Information was prepared on: 22/01/2024