

# 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

607/387 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)

Range between \$300,000 & \$330,000

### Median sale price

Median price \$588,000 Property Type Unit Suburb Docklands

Period - From 20/04/2020 to 19/04/2021 Source REIV

### 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 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
1	306/270 King St MELBOURNE 3000	\$330,000	17/04/2021
2	712/8 McCrae St DOCKLANDS 3008	\$326,000	25/03/2021
3	216/1 Marmion PI DOCKLANDS 3008	\$325,000	24/03/2021

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 six months.~~

This Statement of Information was prepared on:

20/04/2021 12:12



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$300,000 - \$330,000

**Median Unit Price**

20/04/2020 - 19/04/2021: \$588,000

## Comparable Properties



**306/270 King St MELBOURNE 3000 (REI)**

Agent Comments

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**Price:** \$330,000

**Method:** Sold Before Auction

**Date:** 17/04/2021

**Property Type:** Apartment



**712/8 McCrae St DOCKLANDS 3008 (REI)**

Agent Comments

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**Price:** \$326,000

**Method:** Private Sale

**Date:** 25/03/2021

**Property Type:** Apartment

**216/1 Marmion PI DOCKLANDS 3008 (REI)**

Agent Comments

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**Price:** \$325,000

**Method:** Private Sale

**Date:** 24/03/2021

**Property Type:** Townhouse (Res)