

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

2402/1 Point Park Crescent 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

\$880,000

&

\$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2021

to

31 Dec 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

903/1 Point Park Crescent Docklands VIC 3008	\$1,030,000	24-Dec-21
2303/9 Waterside Place Docklands VIC 3008	\$960,000	19-Nov-21
1003/70 Lorimer Street Docklands VIC 3008	\$1,035,000	07-Jan-22

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: 18 January 2022



903/1 Point Park Crescent Docklands VIC 3008

2 2 2

Sold Price ^{RS} **\$1,030,000** Sold Date **24-Dec-21**

Distance -



2303/9 Waterside Place Docklands VIC 3008

2 2 2

Sold Price **\$960,000** Sold Date **19-Nov-21**

Distance **0.39km**



1003/70 Lorimer Street Docklands VIC 3008

2 2 2

Sold Price ^{RS} **\$1,035,000** ^{UN} Sold Date **07-Jan-22**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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