

## 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

508/421 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

\$365,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,250

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2023

to

30 Sep 2024

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

1710/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$371,500	02-Aug-24
2006/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$370,888	25-Jul-24
1706/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$370,000	17-Sep-24

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 October 2024

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**1710/421 DOCKLANDS DRIVE  
DOCKLANDS VIC 3008**

1 1 -

Sold Price

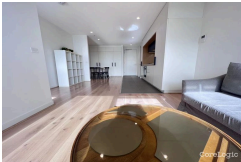
<sup>RS</sup>

**\$371,500**

Sold Date **02-Aug-24**

Distance

**0km**



**2006/421 DOCKLANDS DRIVE  
DOCKLANDS VIC 3008**

1 1 -

Sold Price

**\$370,888**

Sold Date **25-Jul-24**

Distance

**0km**



**1706/421 DOCKLANDS DRIVE  
DOCKLANDS VIC 3008**

1 1 -

Sold Price

<sup>RS</sup>

**\$370,000**

Sold Date **17-Sep-24**

Distance

**0.05km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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