

## 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

705/463 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

\$350,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$581,250

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2023

to

31 May 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

2408/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$370,000	05-Jun-24
102W/888 COLLINS STREET DOCKLANDS VIC 3008	\$369,500	11-Mar-24
1114/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$368,500	18-Jan-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: 17 June 2024

# DYNAMIC

RESIDENTIAL

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**2408/8 PEARL RIVER ROAD  
DOCKLANDS VIC 3008**

1 1 -

Sold Price <sup>RS</sup> **\$370,000** Sold Date **05-Jun-24**

Distance **0.08km**



**102W/888 COLLINS STREET  
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$369,500** Sold Date **11-Mar-24**

Distance **0.72km**



**1114/8 PEARL RIVER ROAD  
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$368,500** Sold Date **18-Jan-24**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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