

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 WATTLE ROAD 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

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,500

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

501/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$1,020,000	24-Jun-21
420/117 STUDIO LANE DOCKLANDS VIC 3008	\$992,000	08-Jul-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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**501/1 POINT PARK CRESCENT
DOCKLANDS VIC 3008**

 3  2  2

Sold Price **\$1,020,000** Sold Date **24-Jun-21**

Distance **0.97km**



**420/117 STUDIO LANE
DOCKLANDS VIC 3008**

 3  2  2

Sold Price **\$992,000** Sold Date **08-Jul-21**

Distance **0.25km**

RS = Recent sale UN = Undisclosed Sale

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