

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

2013/421 DOCKLANDS DRIVE 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,000

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2021

to

30 Nov 2022

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

1605/15 DOEPEL WAY DOCKLANDS VIC 3008	\$650,000	17-Oct-22
1314/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$600,000	22-Sep-22
3004/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$725,000	05-Sep-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: 16 December 2022

1314/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008



1605/15 DOEPEL WAY
DOCKLANDS VIC 3008

 2  2  1

Sold Price \$650,000 Sold Date 17-Oct-22

Distance 0.06km



1314/421 DOCKLANDS DRIVE
DOCKLANDS VIC 3008

 2  2  1

Sold Price \$600,000 Sold Date 22-Sep-22

Distance 0km



3004/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008

 2  2  1

Sold Price \$725,000 Sold Date 05-Sep-22

Distance 0.14km

RS = Recent sale UN = Undisclosed Sale

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