

# 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 501/463 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)

Price Range

\$300,000

&

\$330,000

### Median sale price

Median price

\$620,000

Property Type

Apartment

Suburb

Docklands (3008)

Period - From

01/12/2023

to

30/11/2024

Source

realestate.com.au

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
1309/241 HARBOUR ESPLANADE, DOCKLANDS VIC 3008	\$330,000	13/09/2024
1115/677 LA TROBE STREET, DOCKLANDS VIC 3008	\$335,000	06/09/2024
601/463 DOCKLANDS DRIVE, DOCKLANDS VIC 3008	\$314,000	23/08/2024

This Statement of Information was prepared on: 05/12/2024