

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

610/421 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2024

to

31 Dec 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	01-Aug-24
1706/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$370,000	16-Sep-24
902/15 DOEPEL WAY DOCKLANDS VIC 3008	\$375,000	08-Aug-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: 31 January 2025



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

 1  1  -

Sold Price

\$371,500

Sold Date **01-Aug-24**

Distance

0km



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

 1  1  -

Sold Price

\$370,000

Sold Date **16-Sep-24**

Distance

0.05km



**902/15 DOEPEL WAY DOCKLANDS
VIC 3008**

 1  1  -

Sold Price

^{RS} **\$375,000**

Sold Date **08-Aug-24**

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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