

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

1002/1 POINT PARK CRESCENT 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2023

to

31 Aug 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

511/13 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$550,000	14-Mar-24
306/100 LORIMER STREET DOCKLANDS VIC 3008	\$578,000	09-May-24
402/100 LORIMER STREET DOCKLANDS VIC 3008	\$575,000	09-Apr-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: 03 September 2024

Recent Sales



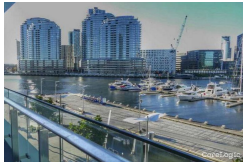
**511/13 POINT PARK CRESCENT
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$550,000** Sold Date **14-Mar-24**

Distance **0km**

Recent Sales



**306/100 LORIMER STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$578,000** Sold Date **09-May-24**

Distance **0.18km**

Recent Sales



**402/100 LORIMER STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$575,000** Sold Date **09-Apr-24**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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