

## 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

1302/387-395 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,250

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2023

to

30 Sep 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

411-423 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$430,000	02-Aug-24
513/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$430,000	02-Aug-24
2004/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$402,000	02-Sep-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: 07 October 2024



**411-423 DOCKLANDS DRIVE  
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$430,000** Sold Date **02-Aug-24**

Distance **0.13km**



**513/421 DOCKLANDS DRIVE  
DOCKLANDS VIC 3008**

 1  1  1

Sold Price

Sold Date **02-Aug-24**

Distance **0.13km**



**2004/421 DOCKLANDS DRIVE  
DOCKLANDS VIC 3008**

 1  1  1

Sold Price

<sup>RS</sup> **\$402,000** Sold Date **02-Sep-24**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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