

# 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

203/120 Studio Lane, Docklands Vic 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$560,000

&

\$595,000

### Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Docklands

Period - From

01/01/2023

to

31/03/2023

Source

REIV

### 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 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 |
|---|------------------------------------|-----------|--------------|
| 1 | 812/3 Aquitania Way DOCKLANDS 3008 | \$595,000 | 19/05/2023   |
| 2 | 8/18 Dicks PI WEST MELBOURNE 3003  | \$590,000 | 13/06/2023   |
| 3 | 508/5 Caravel La DOCKLANDS 3008    | \$564,000 | 17/03/2023   |

**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 six months.~~

This Statement of Information was prepared on:

23/06/2023 12:08



Property Type:

Agent Comments

Indicative Selling Price

\$560,000 - \$595,000

Median Unit Price

March quarter 2023: \$600,000

## Comparable Properties

812/3 Aquitania Way DOCKLANDS 3008 (VG)

Agent Comments



Price: \$595,000

Method: Sale

Date: 19/05/2023

Property Type: Strata Unit/Flat



8/18 Dicks PI WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$590,000

Method: Sold Before Auction

Date: 13/06/2023

Property Type: Unit



508/5 Caravel La DOCKLANDS 3008 (VG)

Agent Comments



Price: \$564,000

Method: Sale

Date: 17/03/2023

Property Type: Flat/Unit/Apartment (Res)