

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

1806/381 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

\$836,700

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2021

to

31 Jan 2022

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

1001/15 Caravel Lane Docklands VIC 3008	\$920,000	01-Nov-21
1703/20 Rakaia Way Docklands VIC 3008	\$652,500	28-Jun-21
602/231-245 Harbour Esplanade Docklands VIC 3008	\$543,000	23-Dec-21

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 February 2022



1001/15 Caravel Lane Docklands VIC 3008

 2  2  1

Sold Price

\$920,000

Sold Date

01-Nov-21

Distance

0.08km



1703/20 Rakaia Way Docklands VIC 3008

 2  2  1

Sold Price

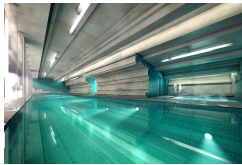
\$652,500

Sold Date

28-Jun-21

Distance

0.1km



602/231-245 Harbour Esplanade Docklands VIC 3008

 2  2  1

Sold Price

^{RS} **\$543,000** ^{UN}

Sold Date

23-Dec-21

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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