

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

\$349,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2024

to

31 Jan 2025

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

1010/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$375,000	30-Jan-25
1205/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$350,000	26-Aug-24
1706/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$370,000	16-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: 24 February 2025



**1010/421 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

1 1 -

Sold Price

^{RS}

\$375,000

Sold Date

30-Jan-25

Distance

0km



**1205/421 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

1 1 -

Sold Price

\$350,000

Sold Date

26-Aug-24

Distance

0km



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

1 1 -

Sold Price

\$370,000

Sold Date

16-Sep-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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