

## 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

1708/387-395 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

\$550,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2023

to

29 Feb 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

708/20 RAKAIA WAY DOCKLANDS VIC 3008	\$625,000	05-Feb-24
1107/5 CARAVEL LANE DOCKLANDS VIC 3008	\$630,000	12-Feb-24
1213/15 DOEPEL WAY DOCKLANDS VIC 3008	\$600,000	22-Feb-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: 30 March 2024



**708/20 RAKAIA WAY DOCKLANDS VIC 3008** Sold Price

**\$625,000** Sold Date **05-Feb-24**

 2  1  1

Distance **0.07km**



**1107/5 CARAVEL LANE DOCKLANDS VIC 3008** Sold Price

Sold Price

<sup>RS</sup> **\$630,000** Sold Date **12-Feb-24**

 2  1  1

Distance **0.12km**



**1213/15 DOEPEL WAY DOCKLANDS VIC 3008** Sold Price

**\$600,000** Sold Date **22-Feb-24**

 2  1  1

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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