

## 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

\$430,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2023

to

31 Jul 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

909/39 CARAVEL LANE DOCKLANDS VIC 3008	\$434,500	22-May-24
513/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$430,000	02-Aug-24
1212/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$435,000	19-Jan-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: 26 August 2024

**909/39 CARAVEL LANE  
DOCKLANDS VIC 3008**

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Sold Price **\$434,500** Sold Date **22-May-24**Distance **0.11km****513/421 DOCKLANDS DRIVE  
DOCKLANDS VIC 3008**

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Sold Price <sup>RS</sup> **\$430,000** Sold Date **02-Aug-24**Distance **0.13km****1212/421 DOCKLANDS DRIVE  
DOCKLANDS VIC 3008**

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Sold Price **\$435,000** Sold Date **19-Jan-24**Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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