

## 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

1408/20 RAKAIA WAY 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

\$580,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$583,750

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2023

to

30 Nov 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

612/15 DOEPEL WAY DOCKLANDS VIC 3008	\$620,000	17-Aug-24
1707/39 CARAVEL LANE DOCKLANDS VIC 3008	\$617,500	16-Aug-24
1403/3 AQUITANIA WAY DOCKLANDS VIC 3008	\$635,000	13-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: 12 December 2024



**612/15 DOEPEL WAY DOCKLANDS  
VIC 3008**

 2  1  1

Sold Price

**\$620,000**

Sold Date **17-Aug-24**

Distance **0.14km**



**1707/39 CARAVEL LANE  
DOCKLANDS VIC 3008**

 2  1  1

Sold Price

**\$617,500**

Sold Date **16-Aug-24**

Distance **0.07km**



**1403/3 AQUITANIA WAY  
DOCKLANDS VIC 3008**

 2  1  1

Sold Price

**\$635,000**

Sold Date **13-Sep-24**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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