

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

604/1 ENCOUNTER WAY 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

\$725,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2023

to

31 Aug 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

103/1 ENCOUNTER WAY DOCKLANDS VIC 3008	\$750,000	26-Aug-24
1009/18 WATERVIEW WALK DOCKLANDS VIC 3008	\$714,888	02-Jul-24
605/2-16 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$800,000	26-Aug-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: 11 September 2024



**103/1 ENCOUNTER WAY
DOCKLANDS VIC 3008**

2 1 1

Sold Price

^{RS}

\$750,000

Sold Date **26-Aug-24**

Distance

0km



**1009/18 WATERVIEW WALK
DOCKLANDS VIC 3008**

2 2 1

Sold Price

\$714,888

Sold Date **02-Jul-24**

Distance

0.21km



**605/2-16 NEWQUAY PROMENADE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

^{RS}

\$800,000

Sold Date **26-Aug-24**

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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