

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

304/120 STUDIO LANE 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

\$570,000

&

\$620,000

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

612/15 DOEPEL WAY DOCKLANDS VIC 3008	\$620,000	17-Aug-24
1607/39 CARAVEL LANE DOCKLANDS VIC 3008	\$630,000	13-Jul-24
1707/39 CARAVEL LANE DOCKLANDS VIC 3008	\$617,500	16-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: 23 September 2024



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

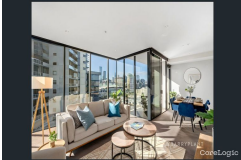
2 1 1

Sold Price

^{RS} **\$620,000**

Sold Date **17-Aug-24**

Distance **0.27km**



**1607/39 CARAVEL LANE
DOCKLANDS VIC 3008**

2 1 1

Sold Price

\$630,000

Sold Date **13-Jul-24**

Distance **0.33km**



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

2 1 1

Sold Price

^{RS} **\$617,500**

Sold Date **16-Aug-24**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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