

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

701/20 RAKAIA 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2023

to

31 Oct 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

1502/20 RAKAIA WAY DOCKLANDS VIC 3008	\$1,000,000	13-Nov-24
2005/20 RAKAIA WAY DOCKLANDS VIC 3008	\$919,000	25-Jul-24
801/15 CARAVEL LANE DOCKLANDS VIC 3008	\$925,000	19-Jul-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 November 2024



**1502/20 RAKAIA WAY
DOCKLANDS VIC 3008**

3 2 2

Sold Price ^{RS} **\$1,000,000** Sold Date **13-Nov-24**

Distance **0km**



**2005/20 RAKAIA WAY
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$919,000** Sold Date **25-Jul-24**

Distance **0km**



**801/15 CARAVEL LANE
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$925,000** Sold Date **19-Jul-24**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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