

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

1207/20 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

\$575,000

&

\$600,000

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

1807/15 CARAVEL LANE DOCKLANDS VIC 3008	\$615,000	12-Aug-24
607/39 CARAVEL LANE DOCKLANDS VIC 3008	\$605,000	24-Sep-24
206/120 STUDIO LANE DOCKLANDS VIC 3008	\$600,000	25-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: 09 December 2024



**1807/15 CARAVEL LANE
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$615,000** Sold Date **12-Aug-24**

Distance **0.05km**



**607/39 CARAVEL LANE
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$605,000** Sold Date **24-Sep-24**

Distance **0.07km**



**206/120 STUDIO LANE
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$600,000** Sold Date **25-Sep-24**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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