

## 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

1511/3 AQUITANIA 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

\$375,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$583,750

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2024

to

31 Dec 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

1707/387-395 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$435,000	24-Oct-24
2208/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$445,000	16-Dec-24
103A/16 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$370,000	14-Nov-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: 03 January 2025



**1707/387-395 DOCKLANDS DRIVE  
DOCKLANDS VIC 3008**

1 1 1

Sold Price

**\$435,000**

Sold Date **24-Oct-24**

Distance **0.09km**



**2208/81 SOUTH WHARF DRIVE  
DOCKLANDS VIC 3008**

1 1 1

Sold Price

<sup>RS</sup> **\$445,000**

Sold Date **16-Dec-24**

Distance **1.03km**



**103A/16 PEARL RIVER ROAD  
DOCKLANDS VIC 3008**

1 1 -

Sold Price

**\$370,000**

Sold Date **14-Nov-24**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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