

## 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

406/1 POINT PARK CRESCENT DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$900,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$638,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2022

to

31 Jan 2023

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

905/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$855,000	08-Dec-22
1606/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$890,000	16-Aug-22

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: 16 February 2023



**905/9 WATERSIDE PLACE  
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$855,000** Sold Date **08-Dec-22**

Distance **0.39km**



**1606/81 SOUTH WHARF DRIVE  
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$890,000** Sold Date **16-Aug-22**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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