

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

501/3 AQUITANIA 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

\$415,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2024

to

28 Feb 2025

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
1401/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$441,000	04-Mar-25
209/29 RAKAIA WAY DOCKLANDS VIC 3008	\$437,500	09-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: 28 March 2025



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

1 1 1

Sold Price

\$435,000

Sold Date

24-Oct-24

Distance

0.07km



**1401/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

1 1 -

Sold Price

^{RS} **\$441,000**

Sold Date

04-Mar-25

Distance

0.34km



**209/29 RAKAIA WAY DOCKLANDS
VIC 3008**

1 1 1

Sold Price

\$437,500

Sold Date

09-Nov-24

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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