

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

310N/883 COLLINS STREET 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

\$1,522,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2023

to

31 Mar 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

604S/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$718,000	23-Aug-23
904S/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$686,888	26-Jan-24
608S/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$670,000	25-Jul-23

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 April 2024



**604S/889-897 COLLINS STREET
DOCKLANDS VIC 3008**

2 2 1

Sold Price

\$718,000

Sold Date **23-Aug-23**

Distance

0.08km



**904S/889-897 COLLINS STREET
DOCKLANDS VIC 3008**

2 2 1

Sold Price

\$686,888

Sold Date **26-Jan-24**

Distance

0.08km



**608S/889-897 COLLINS STREET
DOCKLANDS VIC 3008**

2 2 1

Sold Price

\$670,000

Sold Date **25-Jul-23**

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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