

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 609/8 Mccrae Street, Docklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$320,000 & \$350,000

Median sale price

Median price \$593,000 House Unit X Suburb Docklands

Period - From 01/01/2018 to 31/03/2018 Source REIV

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 six 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
1	710/8 Marmion PI DOCKLANDS 3008	\$366,000	05/05/2018
2	912/565 Flinders St MELBOURNE 3000	\$342,000	01/05/2018
3	517/757 Bourke St DOCKLANDS 3008	\$340,000	23/03/2018

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 six months.

609/8 Mccrae Street, Docklands Vic 3008



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$320,000 - \$350,000
Median Unit Price
March quarter 2018: \$593,000

Comparable Properties

710/8 Marmion PI DOCKLANDS 3008 (REI)

Agent Comments

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Price: \$366,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: Apartment



912/565 Flinders St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$342,000
Method: Private Sale
Date: 01/05/2018
Rooms: 2
Property Type: Apartment



517/757 Bourke St DOCKLANDS 3008 (REI)

Agent Comments

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Price: \$340,000
Method: Private Sale
Date: 23/03/2018
Rooms: 2
Property Type: Apartment