

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

1304N/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

or range
between

\$415,000

&

\$455,000

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

123C/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$440,000	06-Jan-24
1209/39 CARAVEL LANE DOCKLANDS VIC 3008	\$455,000	28-Oct-23
2407/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$420,000	06-Dec-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: 11 April 2024



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**123C/8-18 MCCRAE STREET
DOCKLANDS VIC 3008**

1 - -

Sold Price **\$440,000** Sold Date **06-Jan-24**

Distance **0.68km**



**1209/39 CARAVEL LANE
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$455,000** Sold Date **28-Oct-23**

Distance **0.73km**



**2407/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$420,000** Sold Date **06-Dec-23**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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