

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

401/757 Bourke Street, Docklands Vic 3008

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Docklands

Period - From 01/01/2023 to 31/12/2023 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	72/140 Flinders St MELBOURNE 3000	\$450,000	24/10/2023
2	1207/380 Little Lonsdale St MELBOURNE 3000	\$438,750	16/10/2023
3	513/112 ABeckett St MELBOURNE 3000	\$426,000	19/10/2023

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.~~

This Statement of Information was prepared on:

09/02/2024 09:33

401/757 Bourke Street, Docklands Vic 3008



2 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending December 2023: \$600,000

Comparable Properties



72/140 Flinders St MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$450,000
Method: Sale
Date: 24/10/2023
Property Type: Flat/Unit/Apartment (Res)



1207/380 Little Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 -

Price: \$438,750
Method: Private Sale
Date: 16/10/2023
Property Type: Apartment



513/112 ABeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 1

Price: \$426,000
Method: Private Sale
Date: 19/10/2023
Rooms: 3
Property Type: Unit

Account - IEC Real Estate Pty Ltd | P: 03-9340 3300 | F: 03-9340 3303



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