

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

410/60 SIDDELEY 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

\$1,550,000

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

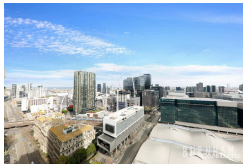
Date of sale

2702/620 COLLINS STREET MELBOURNE VIC 3000	\$1,660,000	13-Apr-23
804/90 LORIMER STREET DOCKLANDS VIC 3008	\$1,600,000	03-Mar-23
4201/1 QUEENSBRIDGE SQUARE SOUTHBANK VIC 3006	\$1,700,000	21-Mar-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: 07 April 2024



**2702/620 COLLINS STREET
MELBOURNE VIC 3000**

3 2 2

Sold Price **\$1,660,000** Sold Date **13-Apr-23**

Distance **0.49km**



**804/90 LORIMER STREET
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$1,600,000** Sold Date **03-Mar-23**

Distance **0.77km**



**4201/1 QUEENSBRIDGE SQUARE
SOUTHBANK VIC 3006**

3 2 2

Sold Price ^{RS} **\$1,700,000** ^{UN} Sold Date **21-Mar-24**

Distance **0.85km**



**4506/1 QUEENSBRIDGE SQUARE
SOUTHBANK VIC 3006**

3 2 2

Sold Price - Sold Date **25-Feb-23**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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