

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

1403/ 815 Bourke Street, Docklands VIC 3008

Indicative selling price

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

Indication Price

\$635,000

Median sale price

Median price

\$597,500

Property type

Unit

Suburb

Docklands

Period - From

21/04/2022

to

21/04/2023

Source

Propertydata.com.au

Comparable property sales

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	504N/ 883 Collins Street, Docklands VIC 3008	\$610,000	10/ 01/ 2023
1	505/ 5 Caravel Lane, Docklands VIC 3008	\$645,000	10/ 12/ 2022
1	704/ 100 Lorimer Street, Docklands VIC 3008	\$610,000	08/ 11/ 2022

This Statement of Information was prepared on: 21/ 4/ 2023