

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

1003/628 FLINDERS 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

\$549,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2023

to

31 Jan 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

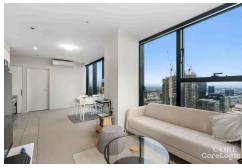
Date of sale

3408/568-580 COLLINS STREET MELBOURNE VIC 3000	\$550,000	25-Oct-23
2706/639 LONSDALE STREET MELBOURNE VIC 3000	\$561,000	19-Jan-24
1112/677 LA TROBE STREET DOCKLANDS VIC 3008	\$550,000	01-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: 05 February 2024



**3408/568-580 COLLINS STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$550,000** Sold Date **25-Oct-23**

Distance **0.35km**



**2706/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price ^{RS} **\$561,000** Sold Date **19-Jan-24**

Distance **0.63km**



**1112/677 LA TROBE STREET
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$550,000** Sold Date **01-Dec-23**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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