

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

917/614-666 Flinders Street, Docklands Vic 3008

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Docklands

Period - From

01/01/2024

to

31/12/2024

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	2210/9 Power St SOUTHBANK 3006	\$500,000	03/03/2025
2	2501A/8 Franklin St MELBOURNE 3000	\$505,000	23/12/2024
3	3703/228 La Trobe St MELBOURNE 3000	\$520,000	18/12/2024

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:

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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending December 2024: \$610,000



2 1 -

Property Type: Apartment
Agent Comments

Comparable Properties



2210/9 Power St SOUTHBANK 3006 (REI)

Agent Comments

2 1 -

Price: \$500,000
Method: Private Sale
Date: 03/03/2025
Property Type: Apartment



2501A/8 Franklin St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 -

Price: \$505,000
Method: Private Sale
Date: 23/12/2024
Property Type: Apartment



3703/228 La Trobe St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 -

Price: \$520,000
Method: Private Sale
Date: 18/12/2024
Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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