

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

74 Geographe Street, Docklands Vic 3008

Indicative selling price

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

Range between

\$1,500,000

&

\$1,580,000

Median sale price

Median price

\$2,350,000

Property Type

House

Suburb

Docklands

Period - From

17/06/2023

to

16/06/2024

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	2/61 Derham St PORT MELBOURNE 3207	\$1,575,000	16/03/2024
2	3/8 Thomas St PORT MELBOURNE 3207	\$1,500,000	17/02/2024
3			

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:

17/06/2024 10:51

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Indicative Selling Price

\$1,500,000 - \$1,580,000

Median House Price

17/06/2023 - 16/06/2024: \$2,350,000



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/61 Derham St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$1,575,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Single)



3/8 Thomas St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$1,500,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Townhouse (Res)

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.

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