

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

314/757 BOURKE 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2022

to

28 Feb 2023

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

708/18 WATERVIEW WALK DOCKLANDS VIC 3008	\$348,000	25-Jan-23
1710/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$340,000	09-Jan-23
403/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$352,000	18-Feb-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: 24 March 2023



**708/18 WATERVIEW WALK
DOCKLANDS VIC 3008**

 1  1  -

Sold Price **\$348,000** Sold Date **25-Jan-23**

Distance **0.05km**



**1710/8-18 MCCRAE STREET
DOCKLANDS VIC 3008**

 1  1  -

Sold Price **\$340,000** Sold Date **09-Jan-23**

Distance **0.36km**



**403/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**

 1  1  1

Sold Price ^{RS} **\$352,000** Sold Date **18-Feb-23**

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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