

# 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 906/8 McCrae Street, Docklands 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$630,000

### Median sale price

Median price \$515,000 Property type Unit Suburb Docklands

Period - From 01/10/2020 to 30/04/2020 Source REIV 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
1 108/29 Rakaia Way, Docklands 3008	\$615,000	03/10/2019
2 1006/15 Caravel Lane, Docklands 3008	\$660,000	04/12/2019
3 707/18 Waterview Walk, Docklands 3008	\$670,000	06/12/2019

This Statement of Information was prepared on: 19<sup>th</sup> March 2020