

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

1510/628 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

\$500,000

&

\$520,000

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

1014/628 FLINDERS STREET DOCKLANDS VIC 3008	\$632,000	11-Jan-23
2215/628 FLINDERS STREET DOCKLANDS VIC 3008	\$677,000	23-Aug-22
2216/628 FLINDERS STREET DOCKLANDS VIC 3008	\$674,000	20-Sep-22

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



**1014/628 FLINDERS STREET
DOCKLANDS VIC 3008**

2 1 -

Sold Price **\$632,000** Sold Date **11-Jan-23**

Distance **0km**



**2215/628 FLINDERS STREET
DOCKLANDS VIC 3008**

2 1 -

Sold Price **\$677,000** Sold Date **23-Aug-22**

Distance **0km**



**2216/628 FLINDERS STREET
DOCKLANDS VIC 3008**

2 1 -

Sold Price **\$674,000** Sold Date **20-Sep-22**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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