

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 3712/ 628 Flinders Street, Docklands VIC 3008

Indicative selling price

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

Indication price range \$475,000 to \$515,000

Median sale price

Median price \$615,000 Property type Unit Suburb Docklands

Period - From 21/11/2023 to 21/11/2024 Source 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 2906 / 628 Flinders Street, Docklands Vic 3008	\$495,000	20/05/2024
2 1014/ 422 Collins Street, Melbourne Vic 3000	\$513,000	18/07/2024
3 2703/ 560 Lonsdale Street, Melbourne VIC 3000	\$475,000	17/05/2024

This Statement of Information was prepared on: 21th November 2024