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

1305/8 Mccrae Street, Docklands Vic 3008

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$695,000		&		\$760,000			
Median sale p	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Docklands
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1205/8 Mccrae St DOCKLANDS 3008	\$840,000	07/05/2024
2	1404/22-24 Jane Bell La MELBOURNE 3000	\$699,999	12/08/2024
3	3504/100 Harbour Esp DOCKLANDS 3008	\$710,000	29/06/2024

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:

04/09/2024 13:17









Property Type: Apartment Agent Comments

Indicative Selling Price \$695,000 - \$760,000 Median Unit Price Year ending June 2024: \$600,000

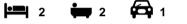
Comparable Properties



1205/8 Mccrae St DOCKLANDS 3008 (REI)

1404/22-24 Jane Bell La MELBOURNE 3000

601 1



Price: \$840,000 Method: Date: 07/05/2024 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$699,999 Method: Private Sale Date: 12/08/2024 Property Type: Apartment

(REI) 12 2



3504/100 Harbour Esp DOCKLANDS 3008 Agent Comments (REI/VG)



Price: \$710,000 Method: Private Sale Date: 29/06/2024 Property Type: Apartment

Account - VICPROP



propertydata

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