

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
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Indicative selling price

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

Range between

\$695,000

 &

\$760,000

Median sale price

Median price

\$600,000

 Property Type

Unit

 Suburb

Docklands

Period - From

01/07/2023

 to

30/06/2024

 Source

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.

	Address 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



 2
  2
  1

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)

Agent Comments

 2
  2
  1

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



1404/22-24 Jane Bell La MELBOURNE 3000 (REI)

Agent Comments

 2
  1
  1

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



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

Agent Comments

 2
  2
  1

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

Account - VICPROP