Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

ale						
2305N/883 COLLINS STREET DOCKLANDS VIC 3008						
	c.gov.a	u/underquotin	g (*De	elete single price	e or range a	s applicable)
		or range between		\$483,000	&	\$495,000
Median sale price (*Delete house or unit as applicable)						
\$600,000	Property type			Unit	Suburb	Docklands
01 Apr 2024	to 31 Mar 2025		Source	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						
	pplicable) \$600,000 01 Apr 2024 sales (*Delete Aproperties sold with ont's representative of the control of t	2305N/883 COLLINS ce see consumer.vic.gov.a pplicable) \$600,000 Prop 01 Apr 2024 to sales (*Delete A or B is properties sold within two ort's representative considerations.	2305N/883 COLLINS STREET Documents of the see consumer.vic.gov.au/underquoting or range between see between the second of the se	2305N/883 COLLINS STREET DOCK ce see consumer.vic.gov.au/underquoting (*December of the policy of the properties sold within two kilometres of the policy o	2305N/883 COLLINS STREET DOCKLANDS VIC 30 ce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$483,000 pplicable) \$600,000 Property type Unit 01 Apr 2024 to 31 Mar 2025 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale in the property for sale	2305N/883 COLLINS STREET DOCKLANDS VIC 3008 ce see consumer.vic.gov.au/underquoting (*Delete single price or range a or range state) or range between \$483,000 & pplicable) 101 Apr 2024 to 31 Mar 2025 Source 101 Sales (*Delete A or B below as applicable) 102 properties sold within two kilometres of the property for sale in the last 6 or its representative considers to be most comparable to the property for sale

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: 09 April 2025



В*