

## 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

912/8 Mccrae Street, Docklands Vic 3008

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$360,000

&amp;

\$396,000

**Median sale price**

Median price \$600,000

House

Unit

X

Suburb

Docklands

Period - From 01/04/2019

to

30/06/2019

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	307/1 Manchester La MELBOURNE 3000	\$405,000	22/07/2019
2	7H/8 Waterside Pl DOCKLANDS 3008	\$380,000	13/08/2019
3	211/815 Bourke St DOCKLANDS 3008	\$350,000	09/08/2019

**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.

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**Indicative Selling Price**

\$360,000 - \$396,000

**Median Unit Price**

June quarter 2019: \$600,000



 1  1  0

**Rooms:** 2

**Property Type:** Apartment

**Land Size:** 58 sqm approx

**Agent Comments**

with storage cage

## Comparable Properties



**307/1 Manchester La MELBOURNE 3000 (REI/VG)**

**Agent Comments**

 1  1  -

**Price:** \$405,000

**Method:** Private Sale

**Date:** 22/07/2019

**Rooms:** -

**Property Type:** Apartment



**7H/8 Waterside PI DOCKLANDS 3008 (REI)**

**Agent Comments**

 1  1  -

**Price:** \$380,000

**Method:** Private Sale

**Date:** 13/08/2019

**Rooms:** 3

**Property Type:** Apartment



**211/815 Bourke St DOCKLANDS 3008 (REI)**

**Agent Comments**

 1  1  -

**Price:** \$350,000

**Method:** Private Sale

**Date:** 09/08/2019

**Rooms:** 2

**Property Type:** Apartment