

Gene Leone II 03 9936 9999 0488 040 096 gleone@barryplant.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Address	912/8 Mccrae Street, Docklands Vic 3008
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$360,000	&	\$396,000

#### Median sale price

Median price	\$600,000	Hou	se	Unit	Х	Suburl	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

	and the companion property			
1	307/1 Manchester La MELBOURNE 3000	\$405,000	22/07/2019	
2	7H/8 Waterside PI 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.

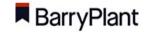
**Account** - Barry Plant | P: 03 9936 9999 | F: 03 96819599





Date of sale

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Indicative Selling Price \$360,000 - \$396,000 Median Unit Price June quarter 2019: \$600,000





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)

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**₽** -

Price: \$405,000 Method: Private Sale Date: 22/07/2019

Rooms: -

Property Type: Apartment

Agent Comments



7H/8 Waterside PI DOCKLANDS 3008 (REI)

**1** 



**6** -

Price: \$380,000 Method: Private Sale Date: 13/08/2019 Rooms: 3

Property Type: Apartment

Agent Comments



211/815 Bourke St DOCKLANDS 3008 (REI)

**—** 1



**6** 

**Price:** \$350,000 **Method:** Private Sale **Date:** 09/08/2019

Rooms: 2

Property Type: Apartment

Agent Comments

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