

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

1008/387-395 DOCKLANDS DRIVE DOCKLANDS VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2023

to

30 Apr 2024

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

1510/628 FLINDERS STREET DOCKLANDS VIC 3008	\$500,000	21-Feb-24
2603E/888 COLLINS STREET DOCKLANDS VIC 3008	\$580,000	13-Mar-24

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 6 months.

This Statement of Information was prepared on: 29 May 2024



**1510/628 FLINDERS STREET
DOCKLANDS VIC 3008**

2 1 -

Sold Price **\$500,000** Sold Date **21-Feb-24**

Distance **1.36km**



**2603E/888 COLLINS STREET
DOCKLANDS VIC 3008**

2 1 -

Sold Price **\$580,000** Sold Date **13-Mar-24**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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