

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

408/815 BOURKE STREET 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2022

to

30 Sep 2023

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

1809/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	390000	17-Jul-23
1002W/888 COLLINS STREET DOCKLANDS VIC 3008	385000	28-Jul-23
1108/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	385000	07-Sep-23

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: 12 October 2023

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**1809/421 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

1 1 -

Sold Price

390000

Sold Date

17-Jul-23

Distance

0.77km



**1002W/888 COLLINS STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

385000

Sold Date

28-Jul-23

Distance

0.24km



**1108/421 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

1 1 -

Sold Price

^{RS}**385000**

Sold Date

07-Sep-23

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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