

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

405/838 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

\$325,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2023

to

29 Feb 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

712/838 BOURKE STREET DOCKLANDS VIC 3008	\$358,000	20-Feb-24
2D/8 WATERSIDE PLACE DOCKLANDS VIC 3008	\$410,000	29-Oct-23
1A/8 WATERSIDE PLACE DOCKLANDS VIC 3008	\$375,000	29-Nov-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.~~

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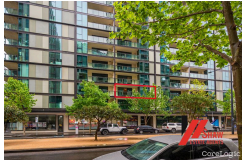


**712/838 BOURKE STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price ^{RS} **\$358,000** Sold Date **20-Feb-24**

Distance **0km**



**2D/8 WATERSIDE PLACE
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$410,000** Sold Date **29-Oct-23**

Distance **0.08km**



**1A/8 WATERSIDE PLACE
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$375,000** Sold Date **29-Nov-23**

Distance **0.09km**

RS = Recent sale **UN** = Undisclosed Sale

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