

# 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

2112/628 Flinders Street, Docklands Vic 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$473,000

### Median sale price

Median price \$589,444 Property Type Unit Suburb Docklands

Period - From 01/10/2023 to 31/12/2023 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 | 109/10 Wominjeka Wlk WEST MELBOURNE 3003 | \$450,000 | 10/11/2023   |
| 2 | 202/29 Market St MELBOURNE 3000          | \$450,000 | 30/09/2023   |
| 3 | 4003/1 Balston St SOUTHBANK 3006         | \$440,088 | 22/11/2023   |

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.~~

This Statement of Information was prepared on:

21/02/2024 18:07



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$430,000 - \$473,000

**Median Unit Price**

December quarter 2023: \$589,444

## Comparable Properties



**109/10 Wominjeka Wik WEST MELBOURNE 3003 (REI/VG)**

**Agent Comments**

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**Price:** \$450,000

**Method:** Private Sale

**Date:** 10/11/2023

**Property Type:** Apartment



**202/29 Market St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

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**Price:** \$450,000

**Method:** Private Sale

**Date:** 30/09/2023

**Property Type:** Apartment



**4003/1 Balston St SOUTHBANK 3006 (REI)**

**Agent Comments**

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**Price:** \$440,088

**Method:** Private Sale

**Date:** 22/11/2023

**Property Type:** Apartment

**Account** - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811