

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

2805/628 FLINDERS 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

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2023

to

31 Jan 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

610/60 SIDDELEY STREET DOCKLANDS VIC 3008	\$1,000,000	06-Oct-23
1505/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$898,888	19-Nov-23
901/60 SIDDELEY STREET DOCKLANDS VIC 3008	\$1,150,000	30-Aug-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: 26 February 2024



**610/60 SIDDELEY STREET
DOCKLANDS VIC 3008**

 3  2  1

Sold Price **\$1,000,000** Sold Date **06-Oct-23**

Distance **0.22km**



**1505/8-18 MCCRAE STREET
DOCKLANDS VIC 3008**

 2  2  -

Sold Price **\$898,888** Sold Date **19-Nov-23**

Distance **0.22km**



**901/60 SIDDELEY STREET
DOCKLANDS VIC 3008**

 2  2  2

Sold Price **\$1,150,000** Sold Date **30-Aug-23**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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