

# 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

Ptty: 605/838 Bourke Street, Docklands 3008

### Indicative selling price

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

Single Price

or range  
between

\$370,000

&

\$375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$578,000

Property type

Unit

Suburb

Docklands

Period-from

01/11/2019

to

31/10/2020

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 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

Ptty: 807w/888 Collins Street, Docklands 3008	\$378,000	04/07/2020
Ptty: 306e/888 Collins Street, Docklands 3008	\$383,000	11/11/2020
Ptty: 902n/883 Collins Street, Docklands 3008	\$382,000	25/06/2020

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: 17 Nov 2020