

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 917/614-666 Flinders Street, Docklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Docklands

Period - From 01/01/2024 to 31/12/2024 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 | 2116/628 Flinders St DOCKLANDS 3008 | \$470,000 | 15/12/2024 |
| 2 | 406/118 Kavanagh St SOUTHBANK 3006 | \$500,000 | 12/12/2024 |
| 3 | 3111/9 Power St SOUTHBANK 3006 | \$513,888 | 07/08/2024 |

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.~~

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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending December 2024: \$610,000



Property Type: Apartment

Agent Comments

Comparable Properties



2116/628 Flinders St DOCKLANDS 3008 (REI)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 15/12/2024

Property Type: Apartment



406/118 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 12/12/2024

Property Type: Apartment



3111/9 Power St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$513,888

Method: Private Sale

Date: 07/08/2024

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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