

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

2904N/883 Collins Street, Docklands Vic 3008

Indicative selling price

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

Range between \$1,300,000

&

\$1,420,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Docklands

Period - From 01/07/2022

to

30/06/2023

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	7308/70 Southbank Blvd SOUTHBANK 3006	\$1,350,000	01/06/2023
2			
3			

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:

11/09/2023 12:29



 3  2  2

Property Type: Apartment
Land Size: 189 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,420,000
Median Unit Price
Year ending June 2023: \$600,000

Comparable Properties



7308/70 Southbank Blvd SOUTHBANK 3006 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,350,000
Method: Private Sale
Date: 01/06/2023
Property Type: Apartment
Land Size: 126 sqm approx

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.