

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

407/838 BOURKE 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

or range
between

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2023

to

31 Aug 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

| | | |
|--|--------|-----------|
| 803/18 WATERVIEW WALK DOCKLANDS VIC 3008 | 330000 | 22-Apr-24 |
| 405/838 BOURKE STREET DOCKLANDS VIC 3008 | 320000 | 06-Apr-24 |
| 509/838 BOURKE STREET DOCKLANDS VIC 3008 | 320000 | 22-Aug-24 |

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 September 2024

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803/18 WATERVIEW WALK DOCKLANDS VIC 3008

1 1 -

Sold Price **330000** Sold Date **22-Apr-24**

Distance **0.4km**



405/838 BOURKE STREET DOCKLANDS VIC 3008

1 1 -

Sold Price **320000** Sold Date **06-Apr-24**

Distance -



509/838 BOURKE STREET DOCKLANDS VIC 3008

1 1 -

Sold Price ^{RS} **320000** ^{UN} Sold Date **22-Aug-24**

Distance -



1017/55 MERCHANT STREET DOCKLANDS VIC 3008

1 1 -

Sold Price **335000** Sold Date **12-Apr-24**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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