

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

1210N/883 Collins 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2020

to

31 Jul 2021

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

601/8 Waterview Walk Docklands VIC 3008	\$630,000	27-Mar-21
609/8 Waterview Walk Docklands VIC 3008	\$670,000	27-Feb-21
908/100 Harbour Esplanade Docklands VIC 3008	\$632,500	17-Jun-21

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: 09 August 2021



601/8 Waterview Walk Docklands VIC 3008

2 2 1

Sold Price

\$630,000

Sold Date

27-Mar-21

Distance

0.49km



609/8 Waterview Walk Docklands VIC 3008

2 2 1

Sold Price

\$670,000

Sold Date

27-Feb-21

Distance

0.49km



908/100 Harbour Esplanade Docklands VIC 3008

2 2 1

Sold Price

\$632,500

Sold Date

17-Jun-21

Distance

0.52km



805/39 Caravel Lane Docklands VIC 3008

2 2 1

Sold Price

^{RS} **\$650,000**

Sold Date

21-Jun-21

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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