

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

712/8 Mccrae Street, Docklands Vic 3008

Indicative selling price

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

Range between \$320,000 & \$330,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Docklands

Period - From

10/03/2020

to

09/03/2021

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	2816/220 Spencer St MELBOURNE 3000	\$330,000	04/12/2020
2	107/565 Flinders St MELBOURNE 3000	\$325,000	11/11/2020
3	906/33 Clarke St SOUTHBANK 3006	\$321,000	28/12/2020

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 six months.~~

This Statement of Information was prepared on:

10/03/2021 08:24



Property Type:
Agent Comments

Indicative Selling Price

\$320,000 - \$330,000

Median Unit Price

10/03/2020 - 09/03/2021: \$590,000

Comparable Properties



2816/220 Spencer St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$330,000
Method: Private Sale
Date: 04/12/2020
Property Type: Apartment



107/565 Flinders St MELBOURNE 3000 (VG)

Agent Comments



Price: \$325,000
Method: Sale
Date: 11/11/2020
Property Type: Flat/Unit/Apartment (Res)



906/33 Clarke St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$321,000
Method: Sale
Date: 28/12/2020
Property Type: Flat/Unit/Apartment (Res)