

## 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

3402/628 FLINDERS STREET DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2023

to

30 Jun 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

106/1 ENCOUNTER WAY DOCKLANDS VIC 3008	\$840,000	03-Mar-24
35/801 BOURKE STREET DOCKLANDS VIC 3008	\$802,000	29-Apr-24
2505/628 FLINDERS STREET DOCKLANDS VIC 3008	\$850,000	08-Feb-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: 09 July 2024



**106/1 ENCOUNTER WAY  
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$840,000** Sold Date **03-Mar-24**

Distance **0.67km**



**35/801 BOURKE STREET  
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$802,000** Sold Date **29-Apr-24**

Distance **0.69km**



**2505/628 FLINDERS STREET  
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$850,000** Sold Date **08-Feb-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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