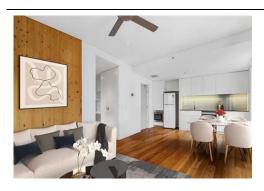
712/838 Bourke Street, Docklands Vic 3008



1 Bed 1 Bath - Car Property Type: Apartment Indicative Selling Price \$369,000 Median House Price December quarter 2023: \$589,444

Comparable Properties



403/18 Buckley Walk, Docklands 3008 (REI)

1 Bed 1 Bath - Car Price: \$375,000 Method: Private Sale Date: 11/12/2023

Property Type: Apartment

Agent Comments: This property has the following in comparision: Superior location, Similar condition & Similar

size



1A/8 Waterside Place, Docklands 3008 (REI)

1 Bed 1 Bath - Car Price: \$375,000 Method: Private Sale Date: 29/11/2023

Property Type: Apartment

Agent Comments: This property has the following in comparison: Superior location, Similar condition & Similar

size



1109/231 Harbour Esplanade, Docklands 3008 (REI/VG)

1 Bed 1 Bath - Car Price: \$355,000 Method: Private Sale Date: 16/01/2024

Property Type: Apartment

Agent Comments: This property has the following in comparison: Slightly Superior location, Similar condition &

Inferior size

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address	
Including suburb or	712/838 Bourke Street, Docklands Vic 3008
locality and postcode	

Indicative selling price

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

\$369,000

Median sale price

Median price	\$589,444		Unit	х	Suburb	Dockla	ands	
Period - From	01/10/2023	to	31/12/2	2023	5	Source	REIV	

Comparable property sales

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
403/18 Buckley Walk, DOCKLANDS 3008	\$375,000	11/12/2023
1A/8 Waterside Place, DOCKLANDS 3008	\$375,000	29/11/2023
1109/231 Harbour Esplanade, DOCKLANDS 3008	\$355,000	16/01/2024

This Statement of Information was prepared on:	30/01/2024 10:04
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