

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 comparison: 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 locality and postcode

712/838 Bourke Street, Docklands Vic 3008

Indicative selling price

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

Single Price

\$369,000

Median sale price

Median price

\$589,444

Unit

x

Suburb

Docklands

Period - From

01/10/2023

to

31/12/2023

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