

## 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

611/628 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

\$380,000

&

\$390,000

### 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

1502W/888 COLLINS STREET DOCKLANDS VIC 3008	\$390,000	06-Mar-24
402E/888 COLLINS STREET DOCKLANDS VIC 3008	\$385,000	15-Apr-24
3312E/888 COLLINS STREET DOCKLANDS VIC 3008	\$390,000	20-Apr-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: 22 July 2024



**1502W/888 COLLINS STREET  
DOCKLANDS VIC 3008**

 1  1  -

Sold Price **\$390,000** Sold Date **06-Mar-24**

Distance **0.98km**



**402E/888 COLLINS STREET  
DOCKLANDS VIC 3008**

 1  1  -

Sold Price **\$385,000** Sold Date **15-Apr-24**

Distance **0.95km**



**3312E/888 COLLINS STREET  
DOCKLANDS VIC 3008**

 1  1  -

Sold Price **\$390,000** Sold Date **20-Apr-24**

Distance **2.27km**

RS = Recent sale

UN = Undisclosed Sale

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