

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 504/ 8 McCrae Street, VIC Docklands 3008

Indicative selling price

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

Price range \$580,000 to \$615,000

Median sale price

Median price \$608,000

Property type Unit

Suburb Docklands

Period - From

1st June 2019

to

1st June 2020

Source

PropertyDataOnline

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	1607/ 8 Waterview Walk, Docklands	\$590,000	04/05/2020
2	906/ 8 McCrae Street, Docklands	\$617,000	01/05/2020
3	503/ 1 Encounter Way, Docklands	\$625,000	17/03/2020

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: 1st June 2020