

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

2B2B/628 FLINDERS STREET DOCKLANDS VIC 3008

Indicative selling price

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

Single Price

\$763,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,499

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2021

to

30 Sep 2022

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

1505/628 FLINDERS STREET DOCKLANDS VIC 3008	\$783,500	20-May-22
1804/628 FLINDERS STREET DOCKLANDS VIC 3008	\$761,000	21-Jun-22
1702/628 FLINDERS STREET DOCKLANDS VIC 3008	\$754,000	27-May-22

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: 03 October 2022

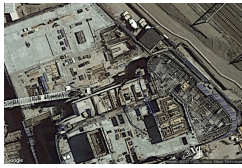


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**1505/628 FLINDERS STREET
DOCKLANDS VIC 3008**

2 2 -

Sold Price

\$783,500

Sold Date **20-May-22**

Distance

0.01km



**1804/628 FLINDERS STREET
DOCKLANDS VIC 3008**

2 2 -

Sold Price

\$761,000

Sold Date **21-Jun-22**

Distance

0.01km



**1702/628 FLINDERS STREET
DOCKLANDS VIC 3008**

2 2 -

Sold Price

\$754,000

Sold Date **27-May-22**

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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