

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

1010/628 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2023

to

31 Jan 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

3808/628 FLINDERS STREET DOCKLANDS VIC 3008	\$505,000	15-Sep-23
10/60 SIDDELEY STREET DOCKLANDS VIC 3008	\$550,000	31-Oct-23

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: 02 February 2024



**3808/628 FLINDERS STREET
DOCKLANDS VIC 3008**

 2  1  -

Sold Price **\$505,000** Sold Date **15-Sep-23**

Distance **0km**



**10/60 SIDDELEY STREET
DOCKLANDS VIC 3008**

 2  1  -

Sold Price ^{RS} **\$550,000** Sold Date **31-Oct-23**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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