

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 321/757 Bourke 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 \$388,000

Median sale price

Median price \$410,000

Unit X

Suburb Docklands

Period - From 1/10/2017 to 15/10/2018

Source Realestate.com.au

Comparable property sales

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. S2107/231 Harbour Esplanade, Docklands, VIC 3008	\$412,500	26/09/2018
2. 420/757 Bourke St, Docklands, VIC 3008	\$385,000	24/09/2018
3. 409/5 Caravel Lane, Docklands, VIC 3008	\$410,000	10/08/2018