

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

701/18 BUCKLEY WALK 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2023

to

31 Jul 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

310N/883 COLLINS STREET DOCKLANDS VIC 3008	\$620,000	04-Apr-24
2602/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$575,500	05-Mar-24
1003/628 FLINDERS STREET DOCKLANDS VIC 3008	\$550,000	19-Feb-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: 19 August 2024



**310N/883 COLLINS STREET
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$620,000** Sold Date **04-Apr-24**

Distance **0.26km**

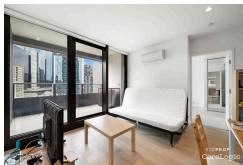


**2602/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**

2 2 1

Sold Price **\$575,500** Sold Date **05-Mar-24**

Distance **0.68km**



**1003/628 FLINDERS STREET
DOCKLANDS VIC 3008**

2 2 -

Sold Price **\$550,000** Sold Date **19-Feb-24**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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