

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

809/815 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

or range
between

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2022

to

30 Sep 2023

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

1015/55 MERCHANT STREET DOCKLANDS VIC 3008	\$340,000	03-Jul-23
711/815 BOURKE STREET DOCKLANDS VIC 3008	\$350,000	05-Jul-23
610/815 BOURKE STREET DOCKLANDS VIC 3008	\$328,000	21-Sep-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: 22 October 2023



1015/55 MERCHANT STREET DOCKLANDS VIC 3008

1 1 -

Sold Price **\$340,000** Sold Date **03-Jul-23**

Distance **0.14km**



711/815 BOURKE STREET DOCKLANDS VIC 3008

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Sold Price **\$350,000** Sold Date **05-Jul-23**

Distance **0km**



610/815 BOURKE STREET DOCKLANDS VIC 3008

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Sold Price **\$328,000** Sold Date **21-Sep-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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