

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 81/ 801 Bourke Street, Docklands VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Indication Price \$1,170,000

Median sale price

Median price \$553,500

Property type Unit

Suburb Docklands

Period - From 08/07/2019

to

08/7/2020

Source Propertydata.com.au

Comparable property sales

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
1 906/ 1 Point Park Crescent, Docklands	\$1,250,000	22/05/2020
2 3501/ 8 Pearl River Road, Docklands	\$1,197,700	26/03/2020
3 402/ 30 Rakaia Way, Docklands	\$1,133,000	21/01/2020

This Statement of Information was prepared on: 8th July 2020