

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

1304N/883 Collins 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,250

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2020

to

30 Nov 2021

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

1411/628 Flinders Street Docklands VIC 3008	\$499,000	24-Aug-21
308/60 Kavanagh Street Southbank VIC 3006	\$494,000	19-Jun-21
5605/370 Queen Street Melbourne VIC 3000	\$517,400	22-Jul-21

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.~~

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**1411/628 Flinders Street Docklands
VIC 3008**

1 1 -

Sold Price

\$499,000

Sold Date

24-Aug-21

Distance

0.92km



**308/60 Kavanagh Street
Southbank VIC 3006**

1 1 -

Sold Price

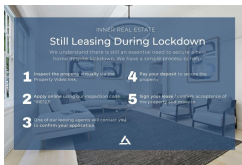
\$494,000

Sold Date

19-Jun-21

Distance

1.85km



**5605/370 Queen Street Melbourne
VIC 3000**

1 1 -

Sold Price

\$517,400

Sold Date

22-Jul-21

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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