

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

1205/8-18 MCCRAE 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

\$775,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2023

to

31 Mar 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

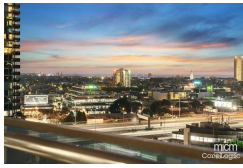
Date of sale

1401/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$835,000	12-Mar-24
1601/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$815,000	15-Feb-24
123/33 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$850,300	17-Apr-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: 30 April 2024



**1401/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

3 2 1

Sold Price

RS

\$835,000

Sold Date

12-Mar-24

Distance

1.04km



**1601/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

3 2 1

Sold Price

\$815,000

Sold Date

15-Feb-24

Distance

1.04km



**123/33 JEFFCOTT STREET WEST
MELBOURNE VIC 3003**

3 2 1

Sold Price

RS

\$850,300

Sold Date

17-Apr-24

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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