

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

704N/889-897 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

\$375,000

&

\$400,000

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

1502W/888 COLLINS STREET DOCKLANDS VIC 3008	\$390,000	25-Mar-24
1309N/883 COLLINS STREET DOCKLANDS VIC 3008	\$406,000	12-Feb-24
1207/815 BOURKE STREET DOCKLANDS VIC 3008	\$395,000	24-Nov-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: 13 April 2024



**1502W/888 COLLINS STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price ^{RS} **\$390,000** Sold Date **25-Mar-24**

Distance **0.05km**

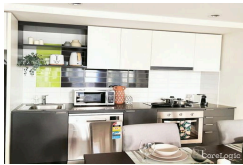


**1309N/883 COLLINS STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$406,000** Sold Date **12-Feb-24**

Distance **0.09km**



**1207/815 BOURKE STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$395,000** Sold Date **24-Nov-23**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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