

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

1003/628 FLINDERS 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

\$625,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2022

to

31 Oct 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

1004/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$630,000	15-Sep-23
5813/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$650,000	14-Jul-23
3402/618 LONSDALE STREET MELBOURNE VIC 3000	\$652,000	17-Jun-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: 23 November 2023



**1004/8-18 MCCRAE STREET
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$630,000** Sold Date **15-Sep-23**

Distance **0.24km**



**5813/639 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

2 2 -

Sold Price **\$650,000** Sold Date **14-Jul-23**

Distance **0.75km**



**3402/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$652,000** Sold Date **17-Jun-23**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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