

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

1110/815 BOURKE 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

\$325,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2022

to

30 Sep 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

610/815 BOURKE STREET DOCKLANDS VIC 3008	\$328,000	26-Sep-23
711/815 BOURKE STREET DOCKLANDS VIC 3008	\$350,000	05-Jul-23
1015/55 MERCHANT STREET DOCKLANDS VIC 3008	\$340,000	03-Jul-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: 12 October 2023



**610/815 BOURKE STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

^{RS}

\$328,000

Sold Date

26-Sep-23

Distance

0km



**711/815 BOURKE STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

\$350,000

Sold Date

05-Jul-23

Distance

0km



**1015/55 MERCHANT STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

\$340,000

Sold Date

03-Jul-23

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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