Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

cklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000	&	\$1,380,000
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Median sale price

Median price	\$608,000	Pro	perty Type	Jnit		Suburb	Docklands
Period - From	23/04/2023	to	22/04/2024	9	Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	aress of comparable property	1 1100	Date of Sale
1	906/1 Point Park Cr DOCKLANDS 3008	\$1,375,000	18/12/2023
2	7206/70 Southbank Blvd SOUTHBANK 3006	\$1,350,000	13/02/2024
3	901/80 Lorimer St DOCKLANDS 3008	\$1,330,000	01/11/2023

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 six months.

This Statement of Information was prepared on:	23/04/2024 13:46



Date of sale





Property Type: Apartment Agent Comments

Indicative Selling Price \$1,350,000 - \$1,380,000 Median Unit Price 23/04/2023 - 22/04/2024: \$608,000

Comparable Properties



906/1 Point Park Cr DOCKLANDS 3008 (VG)

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Price: \$1,375,000 **Method:** Sale **Date:** 18/12/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



7206/70 Southbank Blvd SOUTHBANK 3006

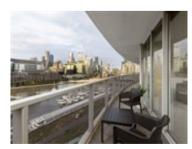
(VG)

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Price: \$1,350,000 Method: Sale Date: 13/02/2024

Property Type: Strata Unit/Flat

Agent Comments



901/80 Lorimer St DOCKLANDS 3008 (REI/VG) Agent Comments

OCKLANDS 3000 (KLI/VG)

1 3 **1** 2 **1**

Price: \$1,330,000 **Method:** Private Sale **Date:** 01/11/2023

Property Type: Apartment



