

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

1204/815 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

\$550,000

&

\$590,000

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

| | | |
|---|-----------|-----------|
| 1202/815 BOURKE STREET DOCKLANDS VIC 3008 | \$570,000 | 04-Jul-23 |
| 823/55 MERCHANT STREET DOCKLANDS VIC 3008 | \$560,000 | 04-Aug-23 |
| 2403E/888 COLLINS STREET DOCKLANDS VIC 3008 | \$567,000 | 22-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: 14 November 2023



**1202/815 BOURKE STREET
DOCKLANDS VIC 3008**

 2  1  1

Sold Price **\$570,000** Sold Date **04-Jul-23**

Distance **0km**

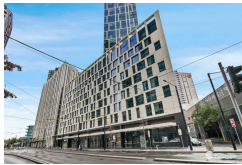


**823/55 MERCHANT STREET
DOCKLANDS VIC 3008**

 2  1  1

Sold Price **\$560,000** Sold Date **04-Aug-23**

Distance **0.14km**



**2403E/888 COLLINS STREET
DOCKLANDS VIC 3008**

 2  1  1

Sold Price **\$567,000** Sold Date **22-Jul-23**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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