

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

1205/8-18 MCCRAE 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2022

to

30 Nov 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

1209/60 SIDDELEY STREET DOCKLANDS VIC 3008	\$821,000	25-Sep-23
2802/180 CITY ROAD SOUTHBANK VIC 3006	\$910,000	27-Nov-23
69/1 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$870,000	23-Oct-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 December 2023



**1209/60 SIDDELEY STREET
DOCKLANDS VIC 3008**

3 2 1

Sold Price

\$821,000

Sold Date **25-Sep-23**

Distance

0.2km



**2802/180 CITY ROAD SOUTHBANK
VIC 3006**

3 2 1

Sold Price

^{RS} **\$910,000**

Sold Date **27-Nov-23**

Distance

1.04km



**69/1 RIVERSIDE QUAY
SOUTHBANK VIC 3006**

3 2 1

Sold Price

\$870,000

Sold Date **23-Oct-23**

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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