

## 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

1304N/883 COLLINS STREET DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$465,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2023

to

29 Feb 2024

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

6F/8 WATERSIDE PLACE DOCKLANDS VIC 3008	470000	24-Jan-24
1809N/889-897 COLLINS STREET DOCKLANDS VIC 3008	486000	03-Nov-23
1-9 WOMINJEKA WALK WEST MELBOURNE VIC 3003	485000	08-Jan-24

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: 27 March 2024



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**6F/8 WATERSIDE PLACE  
DOCKLANDS VIC 3008**

1 1 -

Sold Price **470000** Sold Date **24-Jan-24**

Distance **0.19km**



**1809N/889-897 COLLINS STREET  
DOCKLANDS VIC 3008**

1 1 -

Sold Price **486000** Sold Date **03-Nov-23**

Distance **0.09km**

**1-9 WOMINJEKA WALK WEST  
MELBOURNE VIC 3003**

1 1 -

Sold Price **485000** Sold Date **08-Jan-24**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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