

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 201/60 Siddeley Street, Docklands Vic 3008

Indicative selling price

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

Range between \$970,000 & \$1,067,000

Median sale price

Median price \$627,500 Property Type Unit Suburb Docklands

Period - From 01/01/2024 to 31/03/2024 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	Price	Date of sale
1	3403/500 Elizabeth St MELBOURNE 3000	\$1,050,000	21/02/2024
2	603/51 Thistlethwaite St SOUTH MELBOURNE 3205	\$1,030,000	03/05/2024
3	6/89 Dodds St SOUTHBANK 3006	\$1,000,000	05/04/2024

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: 09/05/2024 11:36



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$970,000 - \$1,067,000
Median Unit Price
March quarter 2024: \$627,500

Comparable Properties



3403/500 Elizabeth St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 21/02/2024
Property Type: Apartment
Land Size: 114 sqm approx



603/51 Thistlethwaite St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 03/05/2024
Property Type: Apartment



6/89 Dodds St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 05/04/2024
Property Type: Apartment

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