

## 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

3116/628 FLINDERS 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2023

to

31 Jan 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

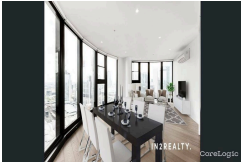
Date of sale

1014/628 FLINDERS STREET DOCKLANDS VIC 3008	\$632,000	11-Jan-23
126/60 SIDDELEY STREET DOCKLANDS VIC 3008	\$640,000	17-Dec-22

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: 23 February 2024

**1014/628 FLINDERS STREET  
DOCKLANDS VIC 3008**2  1  - Sold Price **\$632,000** Sold Date **11-Jan-23**Distance **0.01km****126/60 SIDDELEY STREET  
DOCKLANDS VIC 3008**2  1  - Sold Price **\$640,000** Sold Date **17-Dec-22**Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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