

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 401/757 Bourke Street, Docklands Vic 3008

Indicative selling price

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

Range between \$425,000 & \$465,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Docklands

Period - From 01/10/2022 to 30/09/2023 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	3909/135 Abeckett St MELBOURNE 3000	\$470,000	05/10/2023
2	111/140 Dudley St WEST MELBOURNE 3003	\$468,000	11/11/2023
3	810/15 Caravel La DOCKLANDS 3008	\$465,000	12/10/2023

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: 06/12/2023 12:58