

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

611/628 FLINDERS 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,250

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2023

to

31 May 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

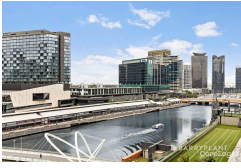
Date of sale

922/60 SIDDELEY STREET DOCKLANDS VIC 3008	\$430,000	16-Mar-24
512/57 SPENCER STREET DOCKLANDS VIC 3008	\$425,000	04-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: 11 June 2024



**922/60 SIDDELEY STREET
DOCKLANDS VIC 3008**

 1  1  -

Sold Price **\$430,000** Sold Date **16-Mar-24**

Distance **0.22km**



**512/57 SPENCER STREET
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$425,000** Sold Date **04-Oct-23**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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