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

703N/889-897 COLLINS 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	\$650,000	&	\$700,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$602,500	Prop	erty type	Unit		Suburb	Docklands
Period-from	01 Apr 2023	to	31 Mar 2	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.

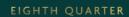
Address of comparable property	Price	Date of sale
911N/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$700,000	10-Apr-24
904S/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$686,888	26-Jan-24
1205S/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$700,000	12-Apr-24

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: 16 April 2024





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911N/889-897 COLLINS STREET **DOCKLANDS VIC 3008**

□ 1

₾ 2

₾ 2

** \$700,000 Sold Date 10-Apr-24

Distance

0km



904S/889-897 COLLINS STREET **DOCKLANDS VIC 3008**

Sold Price

Sold Price

\$686,888 Sold Date 26-Jan-24

Distance

0.04km



1205S/889-897 COLLINS STREET

Sold Price

Distance

0.04km

DOCKLANDS VIC 3008

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RS = Recent sale UN = Undisclosed Sale

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