

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

704/60 SIDDELEY 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

\$910,000

&

\$990,000

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

122/99 WHITEMAN STREET SOUTHBANK VIC 3006	\$910,000	07-Dec-23
1601/5 CARAVEL LANE DOCKLANDS VIC 3008	\$950,000	19-Dec-23
1603/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$915,000	22-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: 07 June 2024



**122/99 WHITEMAN STREET
SOUTHBANK VIC 3006**

3 2 1

Sold Price **\$910,000** Sold Date **07-Dec-23**

Distance **0.56km**



**1601/5 CARAVEL LANE
DOCKLANDS VIC 3008**

3 2 1

Sold Price **\$950,000** Sold Date **19-Dec-23**

Distance **1.34km**



**1603/318 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

3 2 1

Sold Price ^{RS} **\$915,000** Sold Date **22-Apr-24**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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