

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

704N/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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2022

to

31 Oct 2023

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

1804N/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$450,000	05-Oct-23
1008S/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$420,000	04-Oct-23
1102W/888 COLLINS STREET DOCKLANDS VIC 3008	\$405,000	19-Sep-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: 23 November 2023



**1804N/889-897 COLLINS STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

^{RS} **\$450,000**

Sold Date **05-Oct-23**

Distance **0.02km**



**1008S/889-897 COLLINS STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

\$420,000

Sold Date **04-Oct-23**

Distance **0.04km**



**1102W/888 COLLINS STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

\$405,000

Sold Date **19-Sep-23**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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