

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

705/838 BOURKE 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2023

to

31 Mar 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

614/838 BOURKE STREET DOCKLANDS VIC 3008	\$349,000	19-Mar-24
712/838 BOURKE STREET DOCKLANDS VIC 3008	\$358,000	20-Feb-24
1110/815 BOURKE STREET DOCKLANDS VIC 3008	\$350,000	11-Jan-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: 09 April 2024



**614/838 BOURKE STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

^{RS}

\$349,000

Sold Date

19-Mar-24

Distance

0km



**712/838 BOURKE STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

^{RS}

\$358,000

Sold Date

20-Feb-24

Distance

0km



**1110/815 BOURKE STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

\$350,000

Sold Date

11-Jan-24

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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