



Serviced Apartment Sales Pty Ltd T/A Serviced Apartment Sales  
PO Box 3162 Mornington VIC 3931  
Agent No: 088164L

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## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address Lot 819S, 750 Bourke Street  
Docklands  
Including suburb and VIC 3008  
postcode

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$443,000 or range between \$\* & \$

#### Median sale price

Median price \$425,000 Property Type 1 bedroom units Suburb Docklands

Period - From March 2023 to February 2024 Source realestate.com.au

#### 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 six 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
1 808/81 South Wharf Drive, Docklands VIC 3008	\$445,000	28 February 2024
2 1212/421 Docklands Drive, Docklands VIC 3008	\$435,000	17 January 2024
3 2102N/883 Collins Street, Docklands VIC 3008	\$425,000	19 December 2023

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 six months.~~

This Statement of Information was prepared on: 7 March 2024