

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

910/55 MERCHANT 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

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

823/55 MERCHANT STREET DOCKLANDS VIC 3008	\$560,000	04-Aug-23
1206N/883 COLLINS STREET DOCKLANDS VIC 3008	\$590,000	16-Nov-23
1707N/883 COLLINS STREET DOCKLANDS VIC 3008	\$593,000	26-Oct-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: 04 June 2024


**823/55 MERCHANT STREET
DOCKLANDS VIC 3008**

2 1 1

Sold Price \$560,000 Sold Date 04-Aug-23
Distance 0km

**1206N/883 COLLINS STREET
DOCKLANDS VIC 3008**

2 1 1

Sold Price \$590,000 Sold Date 16-Nov-23
Distance 0.08km

**1707N/883 COLLINS STREET
DOCKLANDS VIC 3008**

2 1 1

Sold Price \$593,000 Sold Date 26-Oct-23
Distance 0.08km

**1204/815 BOURKE STREET
DOCKLANDS VIC 3008**

2 1 1

Sold Price \$570,000 Sold Date 27-Nov-23
Distance 0.13km
RS = Recent sale
UN = Undisclosed Sale

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