

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

1710/8-18 McCrae 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

\$340,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,400

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2020

to

30 Jun 2021

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

410/1 Encounter Way Docklands VIC 3008	\$350,000	09-Apr-21
5609/568-580 Collins Street Melbourne VIC 3000	\$358,000	11-May-21
2013/9 Power Street Southbank VIC 3006	\$368,000	11-May-21

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: 12 July 2021



**410/1 Encounter Way Docklands
VIC 3008**

1 1 -

Sold Price

\$350,000

Sold Date

09-Apr-21

Distance

0.46km



**5609/568-580 Collins Street
Melbourne VIC 3000**

1 1 -

Sold Price

\$358,000

Sold Date

11-May-21

Distance

0.54km



**2013/9 Power Street Southbank
VIC 3006**

1 1 -

Sold Price

\$368,000

Sold Date

11-May-21

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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