

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

\$325,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,000

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2021

to

31 Oct 2022

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

5709/568-580 COLLINS STREET MELBOURNE VIC 3000	\$350,000	10-Oct-22
610/838 BOURKE STREET DOCKLANDS VIC 3008	\$320,000	17-Nov-22
815/677 LA TROBE STREET DOCKLANDS VIC 3008	\$335,000	17-Nov-22

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: 29 November 2022



**5709/568-580 COLLINS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$350,000** Sold Date **10-Oct-22**

Distance **0.55km**



**610/838 BOURKE STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price ^{RS} **\$320,000** Sold Date **17-Nov-22**

Distance **0.69km**



**815/677 LA TROBE STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price ^{RS} **\$335,000** ^{UN} Sold Date **17-Nov-22**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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