

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

2805N/883 Collins 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2020

to

31 Dec 2020

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

2702/9 Waterside Place Docklands VIC 3008	\$1,270,000	31-Oct-20
2201/100 Lorimer Street Docklands VIC 3008	\$1,265,000	12-Oct-20
1802/20 Rakaia Way Docklands VIC 3008	\$1,250,000	15-Dec-20

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: 18 January 2021



2702/9 Waterside Place Docklands VIC 3008 Sold Price **\$1,270,000** Sold Date **31-Oct-20**

3 2 2

Distance **0.21km**



2201/100 Lorimer Street Docklands VIC 3008 Sold Price ^{RS} **\$1,265,000** ^{UN} Sold Date **12-Oct-20**

3 2 2

Distance **0.29km**



1802/20 Rakaia Way Docklands VIC 3008 Sold Price ^{RS} **\$1,250,000** Sold Date **15-Dec-20**

3 2 2

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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