

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

26/801 Bourke 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

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2020

to

28 Feb 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

| | | |
|--|-----------|-----------|
| 809/100 Harbour Esplanade Docklands VIC 3008 | \$565,000 | 05-Dec-20 |
| 1512N/883 Collins Street Docklands VIC 3008 | \$590,000 | 02-Mar-21 |
| 2502E/888 Collins Street Docklands VIC 3008 | \$579,000 | 03-Feb-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: 23 March 2021



**809/100 Harbour Esplanade
Docklands VIC 3008**

 2  1  1

Sold Price

\$565,000

Sold Date **05-Dec-20**

Distance **0.22km**



**1512N/883 Collins Street Docklands
VIC 3008**

 2  1  1

Sold Price

^{RS} **\$590,000**

Sold Date **02-Mar-21**

Distance **0.3km**



**2502E/888 Collins Street
Docklands VIC 3008**

 2  1  1

Sold Price

\$579,000

Sold Date **03-Feb-21**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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