

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

405/838 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2020

to

31 Mar 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

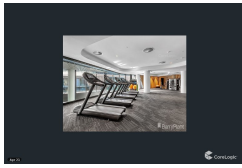
Date of sale

305N/889-897 Collins Street Docklands VIC 3008	\$365,000	16-Feb-21
1401/28 Wills Street Melbourne VIC 3000	\$380,000	06-Mar-21
806/283 City Road Southbank VIC 3006	\$375,000	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: 26 April 2021



**305N/889-897 Collins Street
Docklands VIC 3008**

1 1 -

Sold Price

\$365,000

Sold Date

16-Feb-21

Distance

0.19km



**1401/28 Wills Street Melbourne VIC
3000**

1 1 -

Sold Price

^{RS} **\$380,000**

Sold Date

06-Mar-21

Distance

1.61km



**806/283 City Road Southbank VIC
3006**

1 1 -

Sold Price

\$375,000

Sold Date

03-Feb-21

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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