

## 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

804/8-18 McCrae Street Docklands VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### 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

113/79 Whiteman Street Southbank VIC 3006	\$640,000	11-Jan-21
2308/618 Lonsdale Street Melbourne VIC 3000	\$618,000	18-Dec-20
3104/241-243 City Road Southbank VIC 3006	\$565,100	16-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: 21 January 2021



**113/79 Whiteman Street Southbank  
 VIC 3006**

2 2 1

Sold Price

<sup>RS</sup> **\$640,000**

Sold Date

**11-Jan-21**

Distance

**0.75km**



**2308/618 Lonsdale Street  
 Melbourne VIC 3000**

2 2 1

Sold Price

<sup>RS</sup> **\$618,000** <sup>UN</sup>

Sold Date

**18-Dec-20**

Distance

**0.86km**



**3104/241-243 City Road Southbank  
 VIC 3006**

2 2 1

Sold Price

<sup>RS</sup> **\$565,100**

Sold Date

**16-Dec-20**

Distance

**0.98km**

RS = Recent sale

UN = Undisclosed Sale

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