

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

309/1 Encounter Way 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

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2019

to

31 Oct 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

| | | |
|--|-----------|-----------|
| 902N/883 Collins Street Docklands VIC 3008 | \$382,000 | 25-Jun-20 |
| 909/8-18 McCrae Street Docklands VIC 3008 | \$375,000 | 05-Nov-20 |
| 545/63 Spencer Street Docklands VIC 3008 | \$400,000 | 12-Nov-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: 16 November 2020



**902N/883 Collins Street Docklands
VIC 3008**

 1  1  -

Sold Price

\$382,000

Sold Date

25-Jun-20

Distance

0.27km



**909/8-18 McCrae Street Docklands
VIC 3008**

 1  1  -

Sold Price

^{RS} **\$375,000**

Sold Date

05-Nov-20

Distance

0.45km



**545/63 Spencer Street Docklands
VIC 3008**

 1  1  -

Sold Price

^{RS} **\$400,000**

Sold Date

12-Nov-20

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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