

## 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

1404/8-18 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2020

to

30 Apr 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

305/60 Siddeley Street Docklands VIC 3008	\$610,000	21-Dec-20
306/565 Flinders Street Melbourne VIC 3000	\$541,999	06-Jan-21
2007/200 Spencer Street Melbourne VIC 3000	\$560,000	12-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: 17 May 2021



**305/60 Siddeley Street Docklands  
VIC 3008**

2 1 1

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date **21-Dec-20**

Distance **0.21km**



**306/565 Flinders Street Melbourne  
VIC 3000**

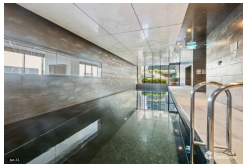
2 1 1

Sold Price

**\$541,999**

Sold Date **06-Jan-21**

Distance **0.43km**



**2007/200 Spencer Street  
Melbourne VIC 3000**

2 2 1

Sold Price

**\$560,000**

Sold Date **12-Feb-21**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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