

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

1104/60 SIDDELEY 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2022

to

30 Sep 2023

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

610/60 SIDDELEY STREET DOCKLANDS VIC 3008	\$1,150,000	05-Oct-23
213/60 SIDDELEY STREET DOCKLANDS VIC 3008	\$980,000	25-Aug-23
1209/60 SIDDELEY STREET DOCKLANDS VIC 3008	\$821,000	25-Sep-23

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 October 2023



**610/60 SIDDELEY STREET
DOCKLANDS VIC 3008**

 3  2  1

Sold Price ^{RS} **\$1,150,000** ^{UN} Sold Date **05-Oct-23**

Distance **0km**



**213/60 SIDDELEY STREET
DOCKLANDS VIC 3008**

 3  2  1

Sold Price ^{RS} **\$980,000** ^{UN} Sold Date **25-Aug-23**

Distance **0km**



**1209/60 SIDDELEY STREET
DOCKLANDS VIC 3008**

 3  2  1

Sold Price ^{RS} **\$821,000** Sold Date **25-Sep-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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