

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 2113/628 Flinders St, Docklands, VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 636,000

or range between

&

Median sale price

Median price \$ 607,500

Property type *Apartment*

Suburb West Melbourne, Vic3003

Period - From 27 Feb 2019

to

27 Feb 2020

Source Realestate.com.au

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
615/60 Siddeley Street, Docklands, VIC 3008	\$ 500,000	18 Mar 2020
603/838 Bourke Street, Docklands, VIC 3008	\$ 470,000	02 Mar 2020
1612/8 Marmion Place, Docklands, VIC 3008	\$ 496,000	31 Dec 2019

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 six months.~~

This Statement of Information was prepared on: 03 April 2020