

# 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

Lot 307, 628 Flinders Street Docklands Vic 3008
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\*451,000 or range between \$\* & \$

### Median sale price

Median price \$642,500 Property type Suburb Docklands

Period - From 1 Sep 2018 to 4 June 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
1501/8 Waterview Walk, Docklands, Vic 3008	\$680,000	27 Apr 2020
2263/8 Waterside Place, Docklands, Vic 3008	\$980,000	19 Mar 2020
393/8 Waterside Place, Docklands, Vic 3008	\$868,000	10 Mar 2020

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: 23/06/2020