

## 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

511/838 BOURKE 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

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2023

to

31 Oct 2024

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

509/838 BOURKE STREET DOCKLANDS VIC 3008	\$320,000	22-Aug-24
407/838 BOURKE STREET DOCKLANDS VIC 3008	\$320,000	11-Nov-24
1202N/883 COLLINS STREET DOCKLANDS VIC 3008	\$358,000	24-Oct-24

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: 27 November 2024



**509/838 BOURKE STREET  
DOCKLANDS VIC 3008**

 1  1  -

Sold Price **\$320,000** Sold Date **22-Aug-24**

Distance **0km**



**407/838 BOURKE STREET  
DOCKLANDS VIC 3008**

 1  1  -

Sold Price <sup>RS</sup> **\$320,000** <sup>UN</sup> Sold Date **11-Nov-24**

Distance **0km**



**1202N/883 COLLINS STREET  
DOCKLANDS VIC 3008**

 1  1  -

Sold Price **\$358,000** Sold Date **24-Oct-24**

Distance **0.17km**

RS = Recent sale      UN = Undisclosed Sale

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