

## 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

1904/628 FLINDERS 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

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2023

to

29 Feb 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

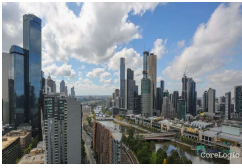
Date of sale

|   |           |           |
|---|-----------|-----------|
| 2505/628 FLINDERS STREET DOCKLANDS VIC 3008 | \$850,000 | 08-Feb-24 |
| 2805/628 FLINDERS STREET DOCKLANDS VIC 3008 | \$900,000 | 26-Feb-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: 14 March 2024

**2505/628 FLINDERS STREET  
DOCKLANDS VIC 3008**

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Sold Price **\$850,000** Sold Date **08-Feb-24**Distance **0.01km****2805/628 FLINDERS STREET  
DOCKLANDS VIC 3008**

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Sold Price <sup>RS</sup> **\$900,000** <sup>UN</sup> Sold Date **26-Feb-24**Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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