

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

1711/888 Collins Street, Docklands Vic 3008

Indicative selling price

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

Range between \$660,000 & \$688,000

Median sale price

Median price \$602,500 Property Type Unit Suburb Docklands

Period - From 20/08/2023 to 19/08/2024 Source REIV

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 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 |
|---|-------------------------------------|-----------|--------------|
| 1 | 3004E/888 Collins St DOCKLANDS 3008 | \$675,000 | 05/08/2024 |
| 2 | 1308/100 Harbour Esp DOCKLANDS 3008 | \$672,000 | 31/07/2024 |
| 3 | 504S/883 Collins St DOCKLANDS 3008 | \$670,000 | 18/07/2024 |

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:

20/08/2024 20:23



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$660,000 - \$688,000

Median Unit Price

20/08/2023 - 19/08/2024: \$602,500

Comparable Properties



3004E/888 Collins St DOCKLANDS 3008 (REI) **Agent Comments**

 2  2  1

Price: \$675,000

Method: Private Sale

Date: 05/08/2024

Property Type: Apartment



1308/100 Harbour Esp DOCKLANDS 3008 (REI) **Agent Comments**

 2  2  1

Price: \$672,000

Method: Private Sale

Date: 31/07/2024

Property Type: Apartment



504S/883 Collins St DOCKLANDS 3008 (REI) **Agent Comments**

 2  2  1

Price: \$670,000

Method: Private Sale

Date: 18/07/2024

Property Type: Apartment