

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

1605/8-18 MCCRAE STREET DOCKLANDS VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$875,000

&

\$950,000

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

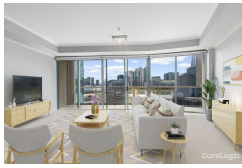
Date of sale

1401/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$920,020	24-Dec-23
2105/5 CARAVEL LANE DOCKLANDS VIC 3008	\$925,000	27-Feb-24
907/221 STURT STREET SOUTHBANK VIC 3006	\$950,000	20-Nov-23

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: 22 March 2024



**1401/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

 3  2  2

Sold Price

^{RS}

\$920,020

Sold Date

24-Dec-23

Distance

0.93km



**2105/5 CARAVEL LANE
DOCKLANDS VIC 3008**

 3  2  2

Sold Price

^{RS}

\$925,000

Sold Date

27-Feb-24

Distance

1.1km



**907/221 STURT STREET
SOUTHBANK VIC 3006**

 3  2  2

Sold Price

\$950,000

Sold Date

20-Nov-23

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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