

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

3605/628 FLINDERS 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2022

to

30 Apr 2023

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

83/1 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$815,000	19-Apr-23
607/3 AQUITANIA WAY DOCKLANDS VIC 3008	\$805,000	10-Mar-23
41/801 BOURKE STREET DOCKLANDS VIC 3008	\$780,000	05-Apr-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: 08 May 2023

DYNAMIC

RESIDENTIAL

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83/1 RIVERSIDE QUAY SOUTHBANK VIC 3006

2 2 1

Sold Price

^{RS}

\$815,000

Sold Date

19-Apr-23

Distance

0.92km



607/3 AQUITANIA WAY DOCKLANDS VIC 3008

2 2 1

Sold Price

\$805,000

Sold Date

10-Mar-23

Distance

1.29km



41/801 BOURKE STREET DOCKLANDS VIC 3008

2 2 1

Sold Price

^{RS}

\$780,000

Sold Date

05-Apr-23

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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