

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

1211N/883 COLLINS 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,750

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2023

to

30 Nov 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

| | | |
|---|-----------|-----------|
| 2103N/883 COLLINS STREET DOCKLANDS VIC 3008 | \$652,000 | 22-Oct-24 |
| 1907S/889-897 COLLINS STREET DOCKLANDS VIC 3008 | \$715,000 | 16-Nov-24 |
| 1411N/889-897 COLLINS STREET DOCKLANDS VIC 3008 | \$615,600 | 22-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: 30 December 2024



**2103N/883 COLLINS STREET
DOCKLANDS VIC 3008**

2 2 1

Sold Price

\$652,000

Sold Date

22-Oct-24

Distance

0km



**1907S/889-897 COLLINS STREET
DOCKLANDS VIC 3008**

2 2 1

Sold Price

\$715,000

Sold Date

16-Nov-24

Distance

0.08km



**1411N/889-897 COLLINS STREET
DOCKLANDS VIC 3008**

2 2 1

Sold Price

\$615,600

Sold Date

22-Oct-24

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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