

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

2718/628 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2023

to

31 Mar 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

1014/628 FLINDERS STREET DOCKLANDS VIC 3008	\$632,000	11-Jan-23
3115/628 FLINDERS STREET DOCKLANDS VIC 3008	\$704,000	17-Oct-22
2516/628 FLINDERS STREET DOCKLANDS VIC 3008	\$687,000	02-Dec-22

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: 15 April 2024

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**1014/628 FLINDERS STREET
DOCKLANDS VIC 3008**

 2  1  -

Sold Price **\$632,000** Sold Date **11-Jan-23**

Distance **0km**



**3115/628 FLINDERS STREET
DOCKLANDS VIC 3008**

 2  1  -

Sold Price **\$704,000** Sold Date **17-Oct-22**

Distance **0km**



**2516/628 FLINDERS STREET
DOCKLANDS VIC 3008**

 2  1  -

Sold Price **\$687,000** Sold Date **02-Dec-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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