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	1202/815 BOURKE 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	$590,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Docklands
Period-from	01 Jun 2021	to	31 May 2022	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.

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 April 2023

Wise Earth Property Group

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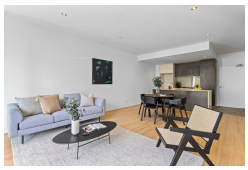


802/815 BOURKE STREET DOCKLANDS VIC 3008

2 1 1

Sold Price **$580,000** Sold Date **03-Jun-21**

Distance **-**



307/1 ENCOUNTER WAY DOCKLANDS VIC 3008

2 1 1

Sold Price RS **$667,000** Sold Date **07-Jun-22**

Distance **0.1km**



503/1 ENCOUNTER WAY DOCKLANDS VIC 3008

2 1 1

Sold Price **$645,000** Sold Date **12-Nov-21**

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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