

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

110/8-18 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2020

to

31 Jan 2021

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

909/8-18 McCrae Street Docklands VIC 3008	\$375,000	22-Oct-20
302/12 Waterview Walk Docklands VIC 3008	\$395,000	21-Nov-20
306E/888 Collins Street Docklands VIC 3008	\$383,000	26-Nov-20

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 February 2021



909/8-18 McCrae Street Docklands VIC 3008 Sold Price **\$375,000** Sold Date **22-Oct-20**

1 1 -

Distance -



302/12 Waterview Walk Docklands VIC 3008 Sold Price **\$395,000** Sold Date **21-Nov-20**

1 1 1

Distance **0.37km**



306E/888 Collins Street Docklands VIC 3008 Sold Price **\$383,000** Sold Date **26-Nov-20**

1 1 1

Distance **0.75km**

RS = Recent sale UN = Undisclosed Sale

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