

## 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

1201/8-18 MCCRAE STREET DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$668,000

&

\$718,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2023

to

30 Jun 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

|  |           |           |
|--|-----------|-----------|
| 1507/8-18 MCCRAE STREET DOCKLANDS VIC 3008 | \$690,000 | 07-May-24 |
| 714/60 SIDDELEY STREET DOCKLANDS VIC 3008  | \$699,999 | 14-Mar-24 |
| 1511/60 SIDDELEY STREET DOCKLANDS VIC 3008 | \$730,000 | 20-Feb-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: 09 July 2024

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**1507/8-18 MCCRAE STREET  
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$690,000** Sold Date **07-May-24**

Distance **0km**

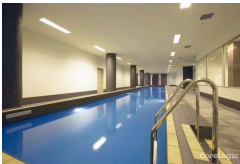


**714/60 SIDDELEY STREET  
DOCKLANDS VIC 3008**

 2  1  1

Sold Price **\$699,999** Sold Date **14-Mar-24**

Distance **0.22km**



**1511/60 SIDDELEY STREET  
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$730,000** Sold Date **20-Feb-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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