

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

2908/8 Pearl River Road 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2020

to

31 Mar 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

3204/8 Pearl River Road Docklands VIC 3008	\$740,000	16-Mar-21
704/39 Caravel Lane Docklands VIC 3008	\$720,000	05-Mar-21
1503N/889-897 Collins Street Docklands VIC 3008	\$695,000	10-Mar-21

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: 06 April 2021



3204/8 Pearl River Road Docklands VIC 3008 Sold Price

^{RS} **\$740,000** Sold Date **16-Mar-21**

2 2 1

Distance -

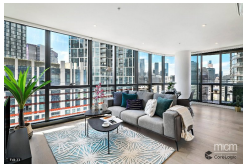


704/39 Caravel Lane Docklands VIC 3008 Sold Price

^{RS} **\$720,000** Sold Date **05-Mar-21**

2 2 1

Distance **0.22km**



1503N/889-897 Collins Street Docklands VIC 3008 Sold Price

^{RS} **\$695,000** Sold Date **10-Mar-21**

2 2 1

Distance **0.71km**

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

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