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	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Unit	Suburb	Docklands
Period-from	01 Jun 2020	to	31 May 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	09-Mar-21
704/39 Caravel Lane Docklands VIC 3008	$720,000	16-Feb-21
1503N/889-897 Collins Street Docklands VIC 3008	$695,000	25-Feb-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: 01 June 2021

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3204/8 Pearl River Road Docklands VIC 3008

2 2 1

Sold Price **$740,000** Sold Date **09-Mar-21**

Distance **-**

704/39 Caravel Lane Docklands VIC 3008

2 2 1

Sold Price **$720,000** Sold Date **16-Feb-21**

Distance **0.22km**

1503N/889-897 Collins Street Docklands VIC 3008

2 2 1

Sold Price **$695,000** Sold Date **25-Feb-21**

Distance **0.71km**

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

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