

## 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

2311/8 Pearl River Road 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

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2019

to

31 Oct 2020

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

|   |           |           |
|---|-----------|-----------|
| 3D/9 Waterside Place Docklands VIC 3008 | \$445,000 | 12-Jun-20 |
| 7F/8 Waterside Place Docklands VIC 3008 | \$437,000 | 26-Oct-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: 19 November 2020



**3D/9 Waterside Place Docklands  
VIC 3008**

1 1 1

Sold Price

**\$445,000**

Sold Date

**12-Jun-20**

Distance

**0.58km**



**7F/8 Waterside Place Docklands  
VIC 3008**

1 1 1

Sold Price

<sup>RS</sup> **\$437,000**

Sold Date

**26-Oct-20**

Distance

**0.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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