

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

1610/8 Marmion Place 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2019

to

30 Sep 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

2909/231-245 Harbour Esplanade Docklands VIC 3008	\$390,000	12-Aug-20
1708/8 Pearl River Road Docklands VIC 3008	\$385,000	25-Jun-20
1514/8 Marmion Place Docklands VIC 3008	\$380,000	05-Jun-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: 08 October 2020



**2909/231-245 Harbour Esplanade
Docklands VIC 3008**

 1  1  1

Sold Price

\$390,000

Sold Date **12-Aug-20**

Distance **0.07km**



**1708/8 Pearl River Road Docklands
VIC 3008**

 1  1  1

Sold Price

\$385,000

Sold Date **25-Jun-20**

Distance **0.42km**



**1514/8 Marmion Place Docklands
VIC 3008**

 1  1  1

Sold Price

\$380,000

Sold Date **05-Jun-20**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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