

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

104/1 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2020

to

31 Dec 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

1003/15 Caravel Lane Docklands VIC 3008	\$640,000	21-Oct-20
1901/421 Docklands Drive Docklands VIC 3008	\$665,000	19-Sep-20
1G/8 Waterside Place Docklands VIC 3008	\$640,000	25-Aug-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: 18 January 2021



**1003/15 Caravel Lane Docklands
VIC 3008**

 2  2  1

Sold Price

\$640,000

Sold Date

21-Oct-20

Distance

0.11km



**1901/421 Docklands Drive
Docklands VIC 3008**

 2  2  1

Sold Price

\$665,000

Sold Date

19-Sep-20

Distance

0.32km



**1G/8 Waterside Place Docklands
VIC 3008**

 2  2  1

Sold Price

\$640,000

Sold Date

25-Aug-20

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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